

Residential Revalue

2011 Assessment Roll

West Seattle

AREA 16

**King County Department of Assessments
Seattle, Washington**



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,


Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: West Seattle / 16

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 573

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary

	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$225,300	\$256,000	\$481,300			
2011 Value	\$210,000	\$238,600	\$448,600	\$491,400	91.3%	10.94%
Change	-\$15,300	-\$17,400	-\$32,700			
% Change	-6.8%	-6.8%	-6.8%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/2011.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2010 Value	\$266,900	\$253,300	\$520,200
2011 Value	\$248,300	\$234,500	\$482,800
Percent Change	-7.0%	-7.4%	-7.2%

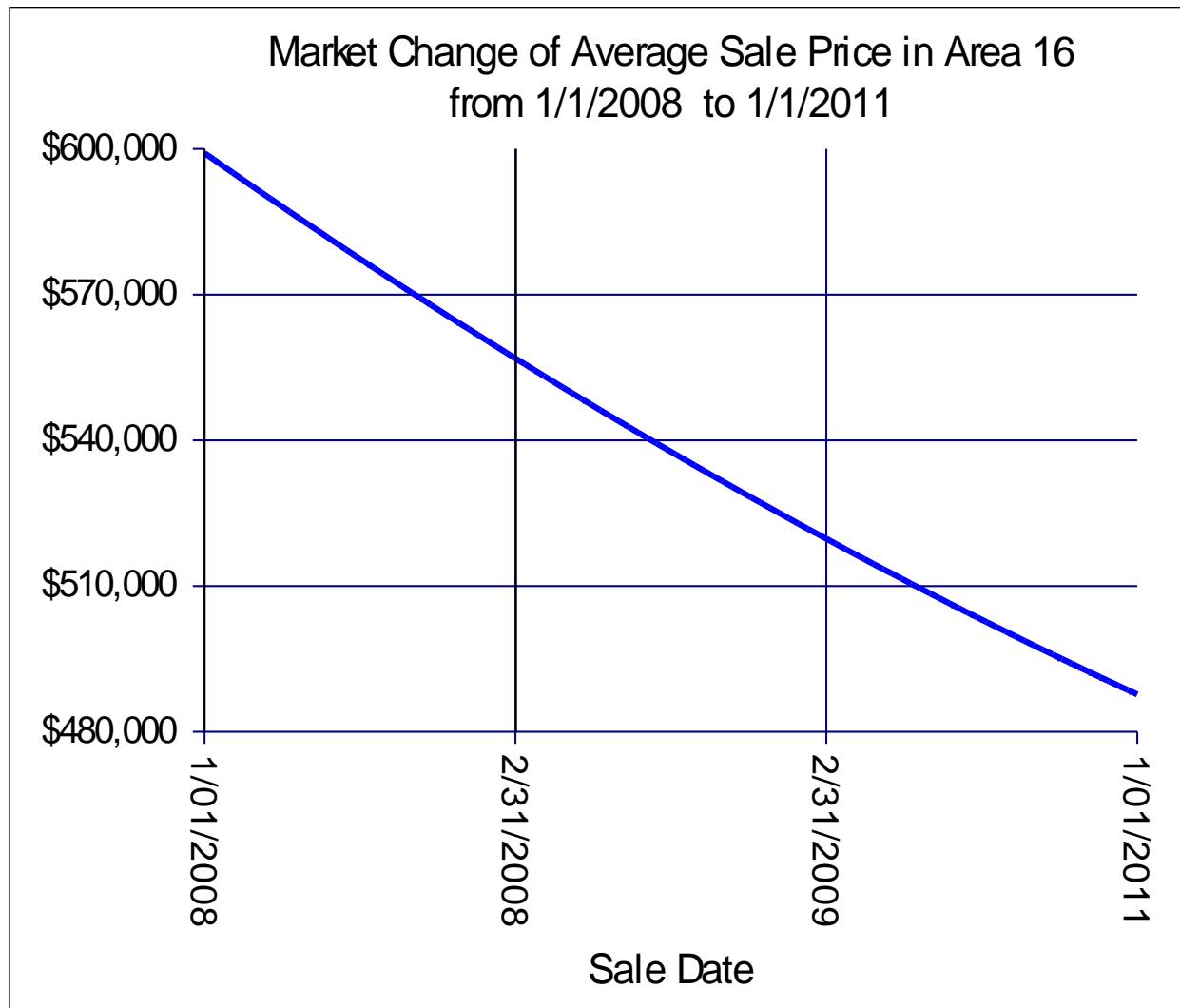
Number of one to three unit residences in the Population: 6000

Summary of Findings: : The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed the area needed a single standard area adjustment with an additional downward adjustment for parcels coded for topography due to their higher assessment ratios.

We recommend posting these values for the 2011 Assessment Roll.

Market Change of Average Sale Price in Area 16

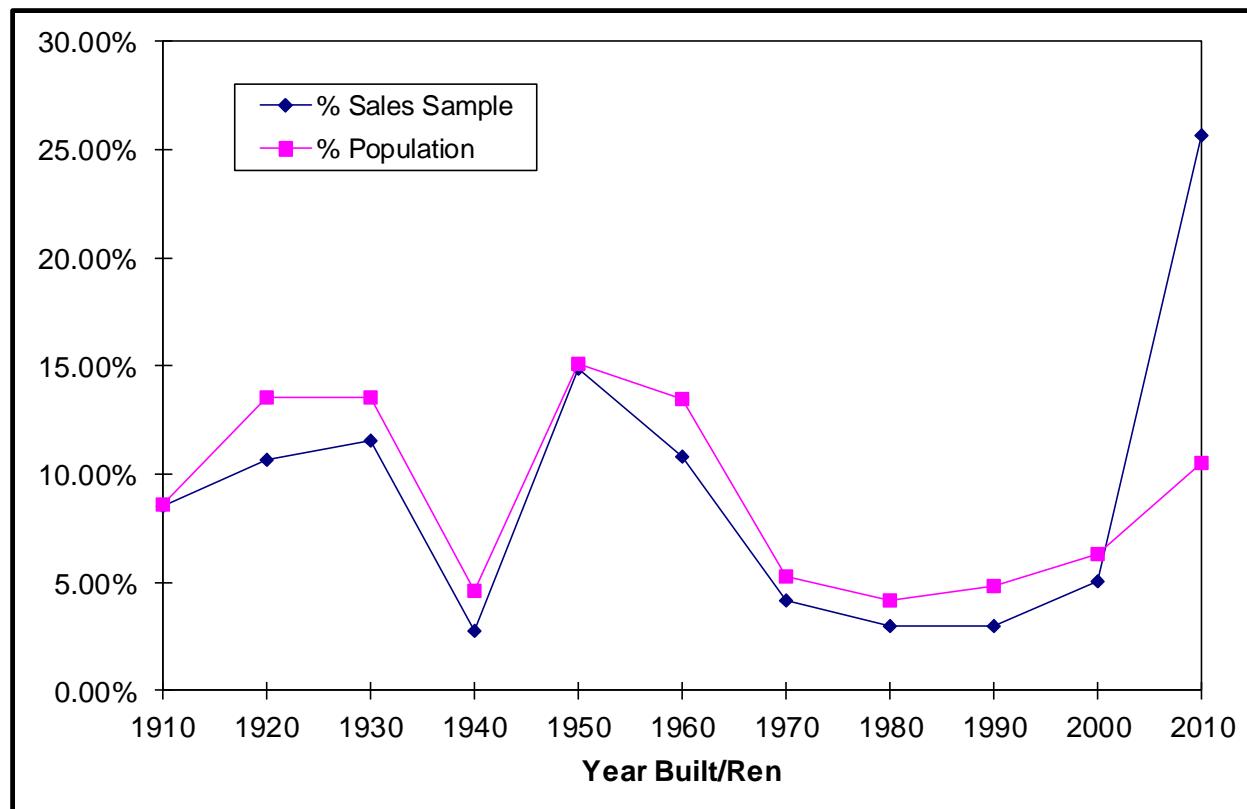
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	49	8.55%
1920	61	10.65%
1930	66	11.52%
1940	16	2.79%
1950	85	14.83%
1960	62	10.82%
1970	24	4.19%
1980	17	2.97%
1990	17	2.97%
2000	29	5.06%
2010	147	25.65%
	573	

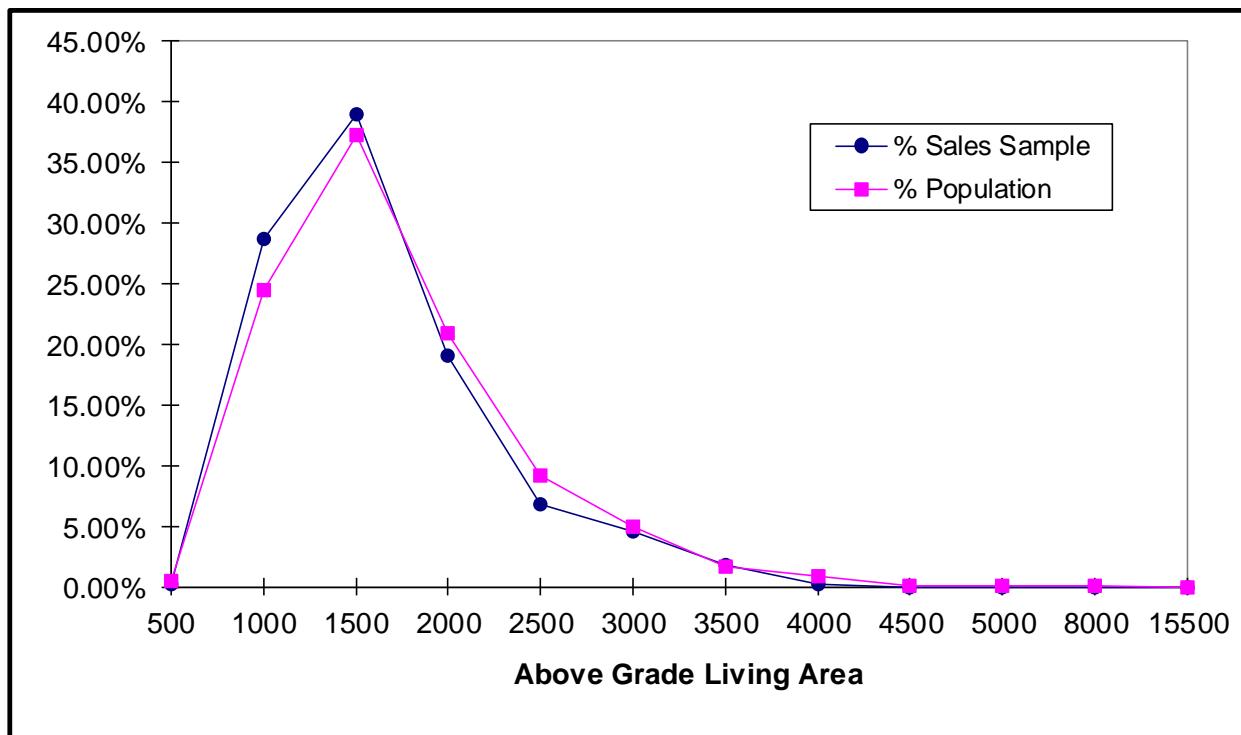
Population		
Year Built/Ren	Frequency	% Population
1910	517	8.62%
1920	812	13.53%
1930	812	13.53%
1940	276	4.60%
1950	907	15.12%
1960	807	13.45%
1970	317	5.28%
1980	250	4.17%
1990	291	4.85%
2000	378	6.30%
2010	633	10.55%
	6000	



Sales of new homes built over the last few years are over represented in this sample.
 This is a common occurrence due to the fact that most new homes will sell shortly after completion.
 This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

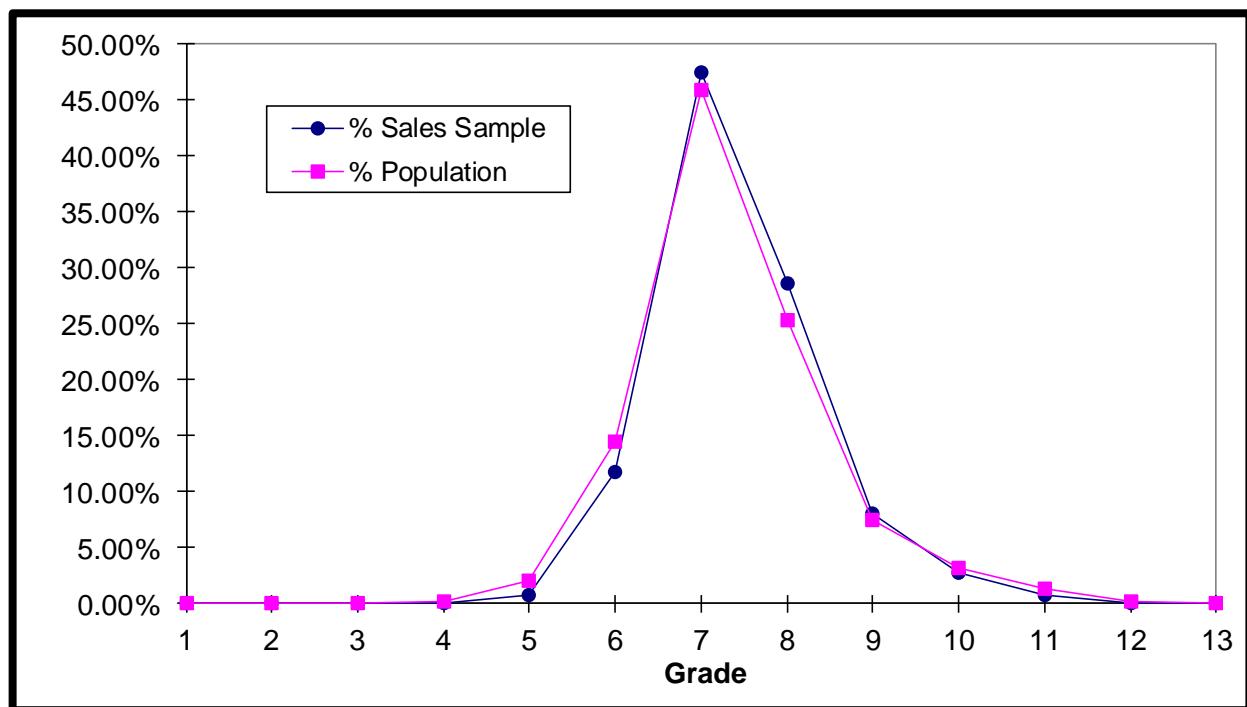
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.17%	500	27	0.45%
1000	164	28.62%	1000	1468	24.47%
1500	223	38.92%	1500	2231	37.18%
2000	109	19.02%	2000	1258	20.97%
2500	39	6.81%	2500	550	9.17%
3000	26	4.54%	3000	296	4.93%
3500	10	1.75%	3500	97	1.62%
4000	1	0.17%	4000	52	0.87%
4500	0	0.00%	4500	9	0.15%
5000	0	0.00%	5000	6	0.10%
8000	0	0.00%	8000	5	0.08%
15500	0	0.00%	15500	1	0.02%
	573			6000	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	8	0.13%
5	4	0.70%	5	121	2.02%
6	67	11.69%	6	871	14.52%
7	272	47.47%	7	2752	45.87%
8	164	28.62%	8	1521	25.35%
9	46	8.03%	9	445	7.42%
10	16	2.79%	10	192	3.20%
11	4	0.70%	11	76	1.27%
12	0	0.00%	12	12	0.20%
13	0	0.00%	13	2	0.03%
	573			6000	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: July 19, 2011

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales not at market.
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 6 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 7% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year.

2011 Land Value = 2010 Land Value x .932, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed the area needed a single standard area adjustment with an additional downward adjustment for parcels coded for topography due to their higher assessment ratios.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 573 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 91.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -7.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

Area 16 Annual Update Model Adjustments

2011 Total Value = 2010 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

-6.07%

TopoProb	Yes
% Adjustment	-10.87%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel coded with topography would *approximately* receive a -10.87% downward adjustment. 999 parcels in the improved population would receive this adjustment. There were 53 sales.

There were no properties that would receive a multiple variable adjustment.

83.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

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Area 16 Sale Price changes (Relative to 1/1/2011 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.813	-18.7%
2/1/2008	0.819	-18.1%
3/1/2008	0.824	-17.6%
4/1/2008	0.829	-17.1%
5/1/2008	0.834	-16.6%
6/1/2008	0.839	-16.1%
7/1/2008	0.844	-15.6%
8/1/2008	0.850	-15.0%
9/1/2008	0.855	-14.5%
10/1/2008	0.860	-14.0%
11/1/2008	0.865	-13.5%
12/1/2008	0.870	-13.0%
1/1/2009	0.876	-12.4%
2/1/2009	0.881	-11.9%
3/1/2009	0.886	-11.4%
4/1/2009	0.891	-10.9%
5/1/2009	0.896	-10.4%
6/1/2009	0.901	-9.9%
7/1/2009	0.906	-9.4%
8/1/2009	0.912	-8.8%
9/1/2009	0.917	-8.3%
10/1/2009	0.922	-7.8%
11/1/2009	0.927	-7.3%
12/1/2009	0.933	-6.7%
1/1/2010	0.938	-6.2%
2/1/2010	0.943	-5.7%
3/1/2010	0.948	-5.2%
4/1/2010	0.953	-4.7%
5/1/2010	0.958	-4.2%
6/1/2010	0.964	-3.6%
7/1/2010	0.969	-3.1%
8/1/2010	0.974	-2.6%
9/1/2010	0.979	-2.1%
10/1/2010	0.984	-1.6%
11/1/2010	0.990	-1.0%
12/1/2010	0.995	-0.5%
1/1/2011	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

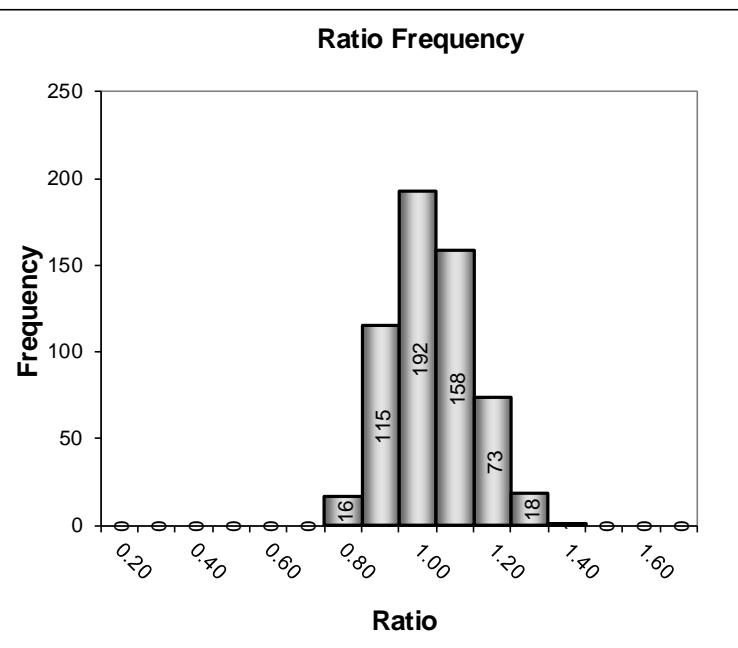
Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.829	\$435,000
Sale 2	\$475,000	10/1/2009	0.922	\$438,000
Sale 3	\$515,000	7/1/2010	0.969	\$499,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: WC / Team 2	Appr. Date: 1/1/2010	Date of Report: 7/20/2011	Sales Dates: 1/2008 - 12/2010
Area West Seattle / Area 16	Appr ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	573		
Mean Assessed Value	481,300		
Mean Adj. Sales Price	491,400		
Standard Deviation AV	201,273		
Standard Deviation SP	210,682		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.990		
Median Ratio	0.989		
Weighted Mean Ratio	0.979		
UNIFORMITY			
Lowest ratio	0.712		
Highest ratio:	1.318		
Coefficient of Dispersion	8.95%		
Standard Deviation	0.110		
Coefficient of Variation	11.09%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.977		
Upper limit	0.995		
95% Confidence: Mean			
Lower limit	0.981		
Upper limit	0.999		
SAMPLE SIZE EVALUATION			
N (population size)	6000		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.110		
Recommended minimum:	19		
Actual sample size:	573		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	289		
# ratios above mean:	284		
Z:	0.209		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

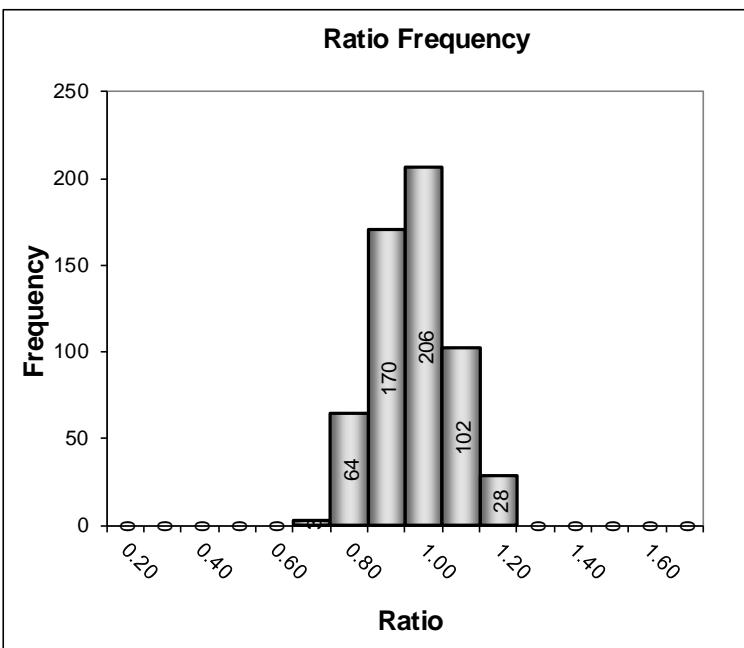
1 to 3 Unit Residences throughout area 16

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: WC / Team 2	Appr. Date: 1/1/2011	Date of Report: 7/20/2011	Sales Dates: 1/2008 - 12/2010
Area West Seattle / Area 16	Appr ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	573		
Mean Assessed Value	448,600		
Mean Sales Price	491,400		
Standard Deviation AV	185,150		
Standard Deviation SP	210,682		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.924		
Median Ratio	0.923		
Weighted Mean Ratio	0.913		
UNIFORMITY			
Lowest ratio	0.668		
Highest ratio:	1.196		
Coefficient of Dispersion	8.84%		
Standard Deviation	0.101		
Coefficient of Variation	10.94%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.913		
Upper limit	0.932		
95% Confidence: Mean			
Lower limit	0.916		
Upper limit	0.932		
SAMPLE SIZE EVALUATION			
N (population size)	6000		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	573		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	289		
# ratios above mean:	284		
Z:	0.209		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 16

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	762120	0100	6/16/09	\$360,000	\$325,000	610	5	1909	4	3600	N	N	3015 61ST AVE SW
001	637200	0102	4/21/08	\$470,000	\$391,000	600	6	1931	3	2688	N	N	2521 56TH AVE SW
001	762120	0080	9/28/10	\$397,000	\$391,000	700	6	1908	3	2448	N	N	6107 SW STEVENS ST
001	927420	1670	8/7/09	\$320,000	\$292,000	780	6	1906	3	3392	N	N	1508 45TH AVE SW
001	927420	0950	10/18/10	\$430,000	\$425,000	880	6	1922	3	4440	N	N	2129 FERRY AVE SW
001	058500	0645	8/12/09	\$290,000	\$265,000	910	6	1922	3	5000	N	N	5012 SW WAITE ST
001	927220	0420	4/9/08	\$410,000	\$340,000	910	6	1965	3	3010	N	N	1314 SUNSET AVE SW
001	637950	0335	1/9/08	\$412,000	\$336,000	930	6	1908	3	5175	N	N	2347 44TH AVE SW
001	637200	0275	4/22/10	\$376,000	\$360,000	970	6	1922	3	5130	N	N	2431 55TH AVE SW
001	091300	0390	5/27/10	\$337,000	\$324,000	1100	6	1910	3	4089	Y	N	2306 HOBART AVE SW
001	762220	0215	12/10/09	\$393,000	\$367,000	1120	6	1939	3	6263	N	N	2735 57TH AVE SW
001	927420	3390	3/5/08	\$532,000	\$438,000	1190	6	1908	5	4025	N	N	1715 46TH AVE SW
001	765240	0105	12/18/09	\$325,000	\$304,000	1270	6	1926	3	3220	N	N	2626 MARINE AVE SW
001	938520	0110	12/17/09	\$255,000	\$238,000	590	7	1956	4	2005	N	N	2430 WICKSTROM PL SW
001	637950	0156	3/21/08	\$370,000	\$306,000	700	7	2008	3	900	N	N	2340 B 44TH AVE SW
001	762120	0061	12/22/09	\$347,000	\$325,000	720	7	2008	3	1029	N	N	6106 SW STEVENS ST
001	762120	0060	12/1/09	\$406,000	\$379,000	720	7	2008	3	1027	N	N	6108 SW STEVENS ST
001	058500	0390	1/25/10	\$479,500	\$452,000	750	7	1919	4	5000	N	N	5000 SW GRAYSON ST
001	532310	0132	12/10/10	\$270,000	\$269,000	770	7	2006	3	1143	N	N	3042 A 61ST AVE SW
001	532310	0134	9/1/10	\$275,000	\$269,000	770	7	2006	3	1158	N	N	3042 B 61ST AVE SW
001	005600	0100	3/11/08	\$614,000	\$507,000	780	7	1942	3	6434	Y	N	5723 SW STEVENS ST
001	927420	2310	12/3/09	\$450,000	\$420,000	790	7	1928	3	3025	N	N	4508 SW HOLGATE ST
001	637950	0485	10/28/08	\$465,000	\$402,000	830	7	1928	5	3100	N	N	2307 45TH AVE SW
001	015200	0050	5/21/10	\$570,000	\$548,000	860	7	1940	3	6000	Y	N	2966 ALKI AVE SW
001	762120	0063	1/13/10	\$325,000	\$305,000	900	7	2008	3	912	N	N	6110 SW STEVENS ST
001	928120	0080	4/21/08	\$423,000	\$352,000	900	7	1949	3	5000	N	N	2322 50TH AVE SW
001	014800	0145	6/23/09	\$410,000	\$371,000	900	7	1937	3	4720	N	N	3023 63RD AVE SW
001	014800	0141	5/26/10	\$410,000	\$395,000	900	7	2010	3	1637	N	N	3019 63RD AVE SW
001	927420	0026	11/13/09	\$439,000	\$408,000	900	7	2009	3	1096	N	N	1512 B 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor		Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	014800	0140		3/17/10	\$443,000	\$421,000	900	7	2010	3	1312	N	N	3021 63RD AVE SW
001	928020	0030		8/24/08	\$449,000	\$383,000	920	7	1946	3	4500	N	N	2307 47TH AVE SW
001	637950	0157		3/19/08	\$399,000	\$330,000	940	7	2008	3	1163	N	N	2340 C 44TH AVE SW
001	637950	0155		3/19/08	\$404,000	\$334,000	940	7	2008	3	1147	N	N	2340 A 44TH AVE SW
001	058500	0315		5/10/10	\$420,000	\$403,000	990	7	1953	3	5000	N	N	5036 SW GRAYSON ST
001	637200	0115		4/24/09	\$460,000	\$412,000	1010	7	1927	4	4520	N	N	2535 56TH AVE SW
001	637950	0159		4/23/08	\$375,000	\$312,000	1050	7	2008	3	1149	N	N	2342 A 44TH AVE SW
001	927920	0985		6/16/08	\$525,000	\$442,000	1050	7	1918	3	5000	Y	N	2135 47TH AVE SW
001	761620	0070		6/1/09	\$540,000	\$487,000	1070	7	1952	4	6300	N	N	5059 SW OLGA ST
001	927420	1235		11/30/10	\$375,000	\$373,000	1080	7	1905	3	5375	N	N	1712 45TH AVE SW
001	014800	0150		10/1/10	\$385,000	\$379,000	1080	7	1939	3	5900	N	N	3027 63RD AVE SW
001	927420	0190		10/22/09	\$415,000	\$384,000	1080	7	1909	3	4025	N	N	1608 44TH AVE SW
001	927420	0540		8/20/08	\$398,050	\$339,000	1090	7	1927	4	2970	N	N	1916 44TH AVE SW
001	637300	0210		1/26/09	\$450,000	\$396,000	1100	7	1925	3	2583	N	N	2823 62ND AVE SW
001	637300	0210		7/1/10	\$505,000	\$489,000	1100	7	1925	3	2583	N	N	2823 62ND AVE SW
001	927620	1190		1/18/08	\$440,000	\$359,000	1180	7	1986	3	3960	N	N	2611 49TH AVE SW
001	927620	1400		11/18/08	\$455,000	\$395,000	1180	7	1951	4	5500	N	N	2612 50TH AVE SW
001	927620	1440		3/19/08	\$455,000	\$376,000	1230	7	1960	3	5500	N	N	2607 50TH AVE SW
001	927420	2995		9/28/10	\$509,000	\$501,000	1230	7	2006	3	3795	N	N	2123 46TH AVE SW
001	350510	0297		7/15/08	\$445,000	\$377,000	1240	7	1951	4	4550	N	N	2653 51ST AVE SW
001	005900	0765		8/18/09	\$590,000	\$540,000	1240	7	1955	5	6000	Y	N	5320 SW LANDER ST
001	927420	2110		8/6/08	\$420,000	\$357,000	1250	7	1906	3	2900	N	N	4508 SW MASSACHUSETTS ST
001	058500	0259		10/29/08	\$425,000	\$368,000	1270	7	1948	3	5270	N	N	2414 51ST AVE SW
001	253080	0050		1/14/10	\$425,500	\$400,000	1270	7	1945	3	5880	N	N	2224 46TH AVE SW
001	253080	0060		9/22/08	\$532,000	\$457,000	1270	7	1945	3	5880	N	N	2214 46TH AVE SW
001	253080	0055		4/2/09	\$535,000	\$477,000	1270	7	1945	3	5880	N	N	2218 46TH AVE SW
001	927420	1450		7/9/08	\$480,000	\$406,000	1300	7	1908	3	6250	N	N	1608 45TH AVE SW
001	637100	0075		4/6/09	\$476,000	\$425,000	1300	7	1940	3	4777	N	N	3001 60TH AVE SW
001	928170	0045		2/21/08	\$630,000	\$518,000	1310	7	1960	3	6106	N	N	2334 48TH AVE SW
001	928170	0106		4/25/08	\$649,000	\$541,000	1310	7	1960	3	5740	N	N	2362 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	637950	0375	12/26/08	\$500,000	\$437,000	1320	7	1911	3	6250	N	N	2346 45TH AVE SW
001	637200	0030	4/23/10	\$510,000	\$488,000	1320	7	1938	3	3600	N	N	2527 57TH AVE SW
001	927420	2885	6/18/08	\$648,800	\$546,000	1320	7	1918	5	5750	N	N	2120 47TH AVE SW
001	927220	0430	1/20/10	\$469,118	\$441,000	1370	7	1904	3	2650	N	N	1316 SUNSET AVE SW
001	637200	0230	10/24/08	\$799,999	\$691,000	1430	7	1927	3	3250	Y	N	2428 ALKI AVE SW
001	927420	3120	2/16/10	\$550,000	\$520,000	1470	7	1907	3	4255	N	N	1936 47TH AVE SW
001	927420	2790	6/1/09	\$410,000	\$370,000	1480	7	1927	3	4375	N	N	2111 45TH AVE SW
001	927420	2250	7/2/08	\$665,000	\$562,000	1530	7	1930	4	4025	N	N	1722 46TH AVE SW
001	927420	1140	10/20/10	\$354,000	\$350,000	1600	7	1902	3	4312	N	N	1921 44TH AVE SW
001	927420	2695	10/22/09	\$558,000	\$517,000	1600	7	1904	5	3484	N	N	4520 SW WALKER ST
001	927420	1500	6/4/08	\$525,000	\$441,000	1640	7	1908	3	3200	N	N	4418 SW MASSACHUSETTS ST
001	762120	0090	8/18/09	\$550,000	\$503,000	1650	7	1926	4	3600	N	N	3009 61ST AVE SW
001	058500	0269	1/18/08	\$741,500	\$605,000	1660	7	1948	4	5775	N	N	5054 SW GRAYSON ST
001	927420	1270	11/17/08	\$640,000	\$556,000	1670	7	1927	4	6250	N	N	1724 45TH AVE SW
001	927420	3535	10/2/08	\$550,000	\$473,000	1780	7	1937	3	4420	N	N	1635 46TH AVE SW
001	058500	0345	11/10/09	\$539,950	\$502,000	1800	7	1912	4	7500	N	N	5020 SW GRAYSON ST
001	927420	1357	8/3/10	\$506,500	\$493,000	1810	7	2008	3	3139	N	N	1709 44TH AVE SW
001	350510	0335	6/11/08	\$639,000	\$537,000	1870	7	1999	3	7840	N	N	5121 SW OLGA ST
001	350510	0335	7/14/10	\$560,000	\$544,000	1870	7	1999	3	7840	N	N	5121 SW OLGA ST
001	927420	3630	10/13/10	\$730,100	\$720,000	1910	7	1985	4	4687	Y	N	1532 SUNSET AVE SW
001	637200	0390	8/7/08	\$605,000	\$515,000	2020	7	1975	3	5130	N	N	2534 56TH AVE SW
001	927420	1970	9/24/09	\$650,000	\$599,000	2110	7	1923	3	9375	N	N	1525 45TH AVE SW
001	253080	0035	7/27/09	\$599,950	\$547,000	2130	7	1945	3	5520	N	N	2225 45TH AVE SW
001	927920	0960	1/21/10	\$705,000	\$664,000	2340	7	1922	3	7500	Y	N	2123 47TH AVE SW
001	927420	1150	10/25/10	\$490,000	\$484,000	2420	7	1994	3	4312	N	N	1919 44TH AVE SW
001	938520	0060	1/15/08	\$950,000	\$775,000	2850	7	1986	4	4000	N	N	2434 55TH AVE SW
001	637100	0145	4/29/09	\$439,000	\$393,000	840	8	2008	3	1160	N	N	3057 60TH AVE SW
001	637300	0212	2/25/10	\$385,000	\$365,000	870	8	2010	3	1047	N	N	2819 62ND AVE SW
001	637300	0211	3/17/10	\$395,000	\$375,000	870	8	2010	3	1088	N	N	2817 62ND AVE SW
001	927220	1294	6/30/10	\$440,000	\$426,000	880	8	2007	3	700	Y	N	4219 SW ATLANTIC ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor		Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	
														Situs Address
001	927220	1292		9/22/09	\$499,000	\$459,000	880	8	2007	3	700	Y	N	4221 SW ATLANTIC ST
001	927220	1296		8/19/10	\$435,000	\$425,000	900	8	2007	3	700	Y	N	4217 SW ATLANTIC ST
001	927220	1300		12/1/08	\$568,000	\$494,000	900	8	2007	3	1908	Y	N	4215 SW ATLANTIC ST
001	927220	1290		5/22/09	\$568,000	\$511,000	900	8	2007	3	1485	Y	N	4223 SW ATLANTIC ST
001	637100	0148		10/5/09	\$399,950	\$369,000	910	8	2008	3	1340	N	N	6006 SW ADMIRAL WAY
001	637950	0194		8/3/10	\$375,600	\$366,000	920	8	2006	3	1358	N	N	2322 A 44TH AVE SW
001	637100	0134		11/13/08	\$350,000	\$304,000	1000	8	2000	3	1203	N	N	3047 B 60TH AVE SW
001	637100	0105		6/1/10	\$396,000	\$382,000	1060	8	2005	3	1379	N	N	3027 B 60TH AVE SW
001	637100	0146		2/4/10	\$385,000	\$363,000	1090	8	2008	3	1145	N	N	6002 SW ADMIRAL WAY
001	637100	0147		8/23/09	\$420,000	\$385,000	1090	8	2008	3	1150	N	N	6004 SW ADMIRAL WAY
001	927420	0016		12/18/09	\$474,000	\$443,000	1090	8	2009	3	1437	Y	N	1506 B 44TH AVE SW
001	927420	0015		12/21/09	\$479,000	\$448,000	1090	8	2009	3	1437	N	N	1506 A 44TH AVE SW
001	637950	0217		9/28/10	\$424,950	\$418,000	1100	8	2010	3	1168	N	N	2314 C 44TH AVE SW
001	299780	0024		5/17/10	\$412,000	\$396,000	1120	8	2006	3	1264	N	N	3018 A 60TH AVE SW
001	637200	0296		8/20/10	\$405,000	\$396,000	1120	8	2009	3	1404	N	N	2451 B 55TH AVE SW
001	637200	0295		1/20/10	\$432,500	\$407,000	1120	8	2009	3	1434	N	N	2451 A 55TH AVE SW
001	637200	0290		5/12/10	\$425,000	\$408,000	1120	8	2009	3	1398	N	N	2445 A 55TH AVE SW
001	637200	0291		11/9/09	\$441,500	\$410,000	1120	8	2009	3	1433	N	N	2445 B 55TH AVE SW
001	532310	0116		3/15/10	\$434,670	\$413,000	1120	8	2010	3	1291	N	N	3028 61ST AVE SW
001	532310	0117		3/26/10	\$440,000	\$419,000	1120	8	2010	3	1312	N	N	3030 61ST AVE SW
001	532310	0121		4/12/10	\$438,300	\$419,000	1120	8	2010	3	1318	N	N	3034 61ST AVE SW
001	532310	0122		4/22/10	\$440,000	\$421,000	1120	8	2010	3	1285	N	N	3036 61ST AVE SW
001	299780	0015		8/11/09	\$375,000	\$343,000	1140	8	2008	3	1265	N	N	3014 A 60TH AVE SW
001	299780	0017		8/13/08	\$439,000	\$374,000	1140	8	2008	3	936	N	N	3014 B 60TH AVE SW
001	299780	0019		5/26/10	\$405,000	\$390,000	1140	8	2008	3	1265	N	N	3014 C 60TH AVE SW
001	299780	0019		5/26/10	\$405,000	\$390,000	1140	8	2008	3	1265	N	N	3014 C 60TH AVE SW
001	299780	0019		2/12/08	\$489,000	\$401,000	1140	8	2008	3	1265	N	N	3014 C 60TH AVE SW
001	299780	0023		9/8/08	\$442,000	\$378,000	1180	8	2008	3	1243	N	N	3012 B 60TH AVE SW
001	299780	0021		5/16/08	\$459,000	\$384,000	1180	8	2008	3	1294	N	N	3012 A 60TH AVE SW
001	927220	1312		8/19/10	\$399,950	\$391,000	1180	8	2007	3	790	N	N	1508 D CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	927220	1314	6/9/10	\$420,000	\$405,000	1180	8	2007	3	807	N	N	1508 C CALIFORNIA AVE SW
001	927220	1310	4/15/10	\$439,500	\$420,000	1180	8	2007	3	1235	N	N	1508 E CALIFORNIA AVE SW
001	927220	1316	9/21/10	\$428,500	\$421,000	1180	8	2007	3	807	N	N	1508 B CALIFORNIA AVE SW
001	927220	1318	4/25/08	\$625,000	\$521,000	1180	8	2007	3	1972	Y	N	1508 A CALIFORNIA AVE SW
001	350510	0055	3/18/09	\$447,850	\$398,000	1220	8	1950	3	5000	N	N	2505 51ST AVE SW
001	350510	0520	4/27/10	\$410,000	\$393,000	1250	8	1953	3	11000	Y	N	5121 SW PRITCHARD ST
001	637200	0297	10/2/09	\$523,500	\$483,000	1260	8	2009	3	2298	N	N	2449 55TH AVE SW
001	532310	0115	4/23/08	\$583,000	\$485,000	1260	8	2010	3	2196	N	N	3032 61ST AVE SW
001	637200	0292	9/22/09	\$523,500	\$482,000	1290	8	2009	3	2304	N	N	2447 55TH AVE SW
001	927220	0680	4/13/09	\$550,000	\$491,000	1320	8	1985	3	2750	Y	N	1322 44TH AVE SW
001	927220	0800	10/22/10	\$600,000	\$593,000	1340	8	1939	3	4750	Y	N	1313 CALIFORNIA AVE SW
001	927420	3610	7/15/10	\$640,000	\$621,000	1340	8	1959	3	5750	Y	N	1609 46TH AVE SW
001	927920	0290	4/6/10	\$516,000	\$492,000	1380	8	1947	3	5000	N	N	2164 50TH AVE SW
001	927420	0240	7/26/10	\$600,000	\$584,000	1390	8	1947	4	6325	N	N	4320 SW MASSACHUSETTS ST
001	058500	0445	9/10/08	\$699,500	\$599,000	1470	8	2007	3	5000	N	N	5023 SW GRAYSON ST
001	927420	1435	9/11/08	\$530,000	\$454,000	1560	8	1927	3	3440	N	N	4423 SW SEATTLE ST
001	927920	0280	4/23/08	\$725,000	\$604,000	1580	8	1941	4	5000	N	N	2160 50TH AVE SW
001	928170	0160	7/16/10	\$599,950	\$583,000	1620	8	1927	5	4350	N	N	2325 47TH AVE SW
001	927920	0515	11/17/09	\$675,000	\$628,000	1640	8	1955	3	7440	N	N	4721 SW WALKER ST
001	386740	0135	4/2/10	\$750,000	\$715,000	1660	8	1956	5	4071	Y	N	1314 ALKI AVE SW
001	927920	0370	2/24/10	\$800,000	\$758,000	1660	8	1948	3	12100	N	N	2133 49TH AVE SW
001	927420	0321	12/18/09	\$470,000	\$440,000	1680	8	2008	3	934	Y	N	1609 B CALIFORNIA AVE SW
001	927420	0320	8/1/08	\$600,000	\$510,000	1740	8	2008	3	1280	Y	N	1609 C CALIFORNIA AVE SW
001	927420	0310	4/25/08	\$680,000	\$566,000	1740	8	2008	3	1251	Y	N	1601 CALIFORNIA AVE SW
001	927420	2220	7/8/09	\$680,000	\$617,000	1760	8	1904	4	4255	N	N	1712 46TH AVE SW
001	927420	2350	4/4/08	\$585,000	\$485,000	1830	8	1928	3	6250	N	N	1717 45TH AVE SW
001	350510	0005	11/1/10	\$695,000	\$688,000	1930	8	1964	4	10581	N	N	5100 SW GRAYSON ST
001	927220	0365	7/8/10	\$703,000	\$682,000	1960	8	1924	3	5500	Y	N	1408 45TH AVE SW
001	350510	0241	2/25/08	\$756,100	\$622,000	1970	8	1952	3	12866	Y	N	2640 52ND AVE SW
001	927420	2200	12/11/08	\$850,000	\$741,000	1990	8	1963	5	5750	N	N	4521 SW MASSACHUSETTS ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	927970	0190	11/10/10	\$788,000	\$781,000	1990	8	1941	2	6650	Y	N	1721 SUNSET AVE SW
001	637950	0640	8/27/08	\$969,950	\$828,000	2000	8	1924	5	5750	N	N	2328 46TH AVE SW
001	927420	2370	4/22/08	\$675,000	\$562,000	2060	8	1905	5	6510	N	N	4503 SW MASSACHUSETTS ST
001	927420	1820	6/10/08	\$945,000	\$794,000	2070	8	1993	4	4428	N	N	4409 SW ATLANTIC ST
001	927220	0870	11/19/09	\$770,000	\$716,000	2260	8	1913	4	5695	Y	N	1321 42ND AVE SW
001	927470	0110	6/15/09	\$725,000	\$655,000	2400	8	1985	3	5750	N	N	2211 46TH AVE SW
001	637200	0425	5/13/08	\$880,000	\$736,000	2650	8	1997	3	6832	N	N	5621 SW LANDER ST
001	927420	3620	9/20/10	\$855,000	\$840,000	2690	8	1901	4	5980	Y	N	1603 46TH AVE SW
001	928120	0110	11/3/10	\$681,100	\$674,000	2700	8	2006	3	3943	N	N	2304 50TH AVE SW
001	637950	0605	10/13/08	\$966,000	\$833,000	3040	8	2008	3	5750	N	N	2346 46TH AVE SW
001	938520	0055	6/8/10	\$610,000	\$588,000	1330	9	2001	3	2000	N	N	2445 WICKSTROM PL SW
001	927220	0045	4/28/10	\$895,000	\$857,000	1410	9	1975	4	5338	Y	N	1127 SUNSET AVE SW
001	637950	0325	3/7/08	\$740,000	\$610,000	1480	9	1907	3	5750	N	N	2343 44TH AVE SW
001	350810	0115	7/22/09	\$579,500	\$527,000	1670	9	1985	3	4950	Y	N	2363 HOBART AVE SW
001	443260	0075	9/21/10	\$564,500	\$555,000	1710	9	2003	3	4140	N	N	2214 44TH AVE SW
001	927970	0440	6/14/10	\$1,025,000	\$990,000	1870	9	1972	4	9100	Y	N	2161 SUNSET AVE SW
001	637950	0705	10/3/08	\$689,000	\$593,000	1920	9	1930	3	3710	N	N	2301 46TH AVE SW
001	927970	0020	11/4/10	\$760,000	\$752,000	1970	9	1928	3	5550	N	N	1944 SUNSET AVE SW
001	927420	1650	11/24/09	\$677,500	\$631,000	2070	9	1928	3	6563	N	N	4415 SW ATLANTIC ST
001	927420	3760	6/11/08	\$1,175,000	\$988,000	2090	9	1936	4	6370	Y	N	1545 SUNSET AVE SW
001	927420	2540	3/23/10	\$840,000	\$799,000	2240	9	1900	4	9375	N	N	1927 45TH AVE SW
001	927420	3250	11/25/09	\$885,000	\$824,000	2250	9	1930	4	5750	N	N	1708 47TH AVE SW
001	927970	0125	9/3/08	\$1,550,000	\$1,326,000	2360	9	1936	3	6496	Y	N	1635 SUNSET AVE SW
001	091300	0110	1/18/08	\$1,100,000	\$898,000	2750	9	1995	3	4922	Y	N	2130 BONAIR DR SW
001	927420	0220	9/7/10	\$950,000	\$931,000	2860	9	2004	3	8625	N	N	1624 44TH AVE SW
001	350810	0260	9/28/09	\$915,000	\$843,000	1730	10	1977	4	10281	Y	N	2439 53RD AVE SW
001	350810	0260	3/13/08	\$1,185,000	\$978,000	1730	10	1977	4	10281	Y	N	2439 53RD AVE SW
001	015300	0035	7/1/08	\$1,010,000	\$853,000	1880	10	2005	3	1838	Y	N	3130 ALKI AVE SW
001	015400	0020	4/20/08	\$1,750,000	\$1,456,000	1900	10	2006	3	3569	Y	Y	3091 ALKI AVE SW
001	015400	0020	9/24/09	\$1,800,000	\$1,658,000	1900	10	2006	3	3569	Y	Y	3091 ALKI AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	927420	2190	7/28/10	\$1,075,000	\$1,046,000	2840	10	1900	5	9750	Y	N	1603 45TH AVE SW
001	927220	1455	10/9/09	\$1,090,000	\$1,007,000	3330	10	1985	3	6600	N	N	1503 42ND AVE SW
001	637200	0069	7/11/08	\$861,000	\$728,000	1670	11	2002	3	1575	Y	N	2508 57TH AVE SW
001	091300	0075	11/11/09	\$1,065,000	\$990,000	2690	11	2002	3	3274	Y	N	2109 BONAIR DR SW
003	691170	0105	6/23/08	\$280,000	\$236,000	670	6	1918	4	2800	N	N	3000 FAUNTLEROY AVE SW
003	691170	0030	4/26/10	\$240,000	\$230,000	700	6	1918	3	5840	Y	N	3009 1/2 HARBOR AVE SW
003	915160	0081	6/24/09	\$430,000	\$389,000	700	6	1900	4	6130	Y	N	1939 WALNUT AVE SW
003	798740	0356	4/3/08	\$332,000	\$275,000	770	6	1910	3	2500	N	N	3403 30TH AVE SW
003	957780	0455	10/22/08	\$262,500	\$227,000	800	6	1917	3	3850	N	N	3304 SW ADMIRAL WAY
003	011700	0515	9/11/08	\$542,500	\$465,000	1010	6	1928	5	4060	N	N	2202 42ND AVE SW
003	927420	4320	1/22/08	\$495,000	\$404,000	1180	6	1930	4	2500	N	N	4114 SW HILL ST
003	927570	1780	8/11/10	\$575,000	\$561,000	1600	6	1918	4	6700	N	N	2411 BELVIDERE AVE SW
003	927570	2005	10/21/09	\$430,000	\$398,000	890	7	1918	3	3500	N	N	3755 SW GRAYSON ST
003	011700	0490	11/23/09	\$330,000	\$307,000	920	7	1925	3	5175	N	N	2214 42ND AVE SW
003	927420	3905	8/28/08	\$320,000	\$273,000	1020	7	1947	2	3750	N	N	4208 SW HILL ST
003	011700	0100	2/4/08	\$635,000	\$520,000	1080	7	1909	4	5750	N	N	2136 42ND AVE SW
003	719280	0200	1/14/10	\$417,000	\$392,000	1090	7	1909	4	4200	Y	N	3281 31ST AVE SW
003	927220	1915	6/6/09	\$485,000	\$438,000	1090	7	1907	4	4967	N	N	1613 PALM AVE SW
003	798740	0310	4/21/08	\$375,000	\$312,000	1170	7	2007	3	1696	N	N	3012 SW HINDS ST
003	798740	0305	4/22/08	\$378,000	\$315,000	1170	7	2007	3	1750	N	N	3016 SW HINDS ST
003	798740	0300	2/7/08	\$399,950	\$328,000	1170	7	2007	3	1804	N	N	3018 SW HINDS ST
003	011700	0140	4/21/08	\$460,000	\$383,000	1170	7	1947	3	6325	N	N	2114 42ND AVE SW
003	632400	0190	3/3/09	\$460,000	\$408,000	1210	7	1917	3	3700	N	N	4055 SW PRINCE ST
003	798740	0355	12/14/09	\$355,000	\$332,000	1320	7	2010	3	2500	N	N	3007 SW HINDS ST
003	719280	0145	8/19/10	\$338,000	\$330,000	1400	7	1908	3	4480	Y	N	3257 30TH AVE SW
003	927570	1600	4/10/09	\$470,000	\$419,000	1410	7	2008	3	5640	N	N	2202 FAIRMOUNT AVE SW
003	011700	0080	2/1/08	\$565,000	\$463,000	1460	7	1914	3	2875	N	N	4116 SW WALKER ST
003	798740	0290	2/22/08	\$454,000	\$373,000	1470	7	2008	3	2500	N	N	3006 SW HINDS ST
003	798740	0285	3/12/08	\$460,000	\$380,000	1470	7	2008	3	2500	N	N	3002 SW HINDS ST
003	927220	1830	12/21/10	\$550,000	\$549,000	1480	7	1982	3	5500	N	N	1532 42ND AVE SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	632400	0065	10/26/09	\$545,000	\$505,000	1520	7	1927	3	4482	N	N	2316 41ST AVE SW
003	915160	0541	6/16/10	\$603,000	\$583,000	1690	7	1928	4	4500	Y	N	4022 SW WALKER ST
003	927420	4110	4/22/09	\$678,500	\$607,000	1710	7	1948	5	4800	Y	N	1739 41ST AVE SW
003	915160	0005	5/18/10	\$675,000	\$649,000	1800	7	1915	3	6120	Y	N	4055 SW HOLGATE ST
003	927570	1905	11/18/09	\$385,000	\$358,000	1860	7	1909	3	4150	N	N	3802 SW ADMIRAL WAY
003	927420	4170	5/25/09	\$700,000	\$630,000	2600	7	1937	4	6250	N	N	1907 41ST AVE SW
003	915160	0106	4/16/10	\$525,000	\$502,000	1530	8	1927	4	3300	N	N	4064 SW HILL ST
003	927420	3837	10/9/09	\$550,000	\$508,000	1640	8	2007	3	1731	N	N	2010 B CALIFORNIA AVE SW
003	927420	3835	5/24/09	\$565,000	\$509,000	1640	8	2007	3	1892	N	N	2010 A CALIFORNIA AVE SW
003	927420	3831	12/4/09	\$550,000	\$513,000	1640	8	2007	3	1733	N	N	2004 A CALIFORNIA AVE SW
003	927420	3833	8/26/08	\$615,000	\$525,000	1640	8	2007	3	1892	N	N	2004 B CALIFORNIA AVE SW
003	927420	3845	12/1/09	\$595,000	\$555,000	1650	8	2007	3	1831	Y	N	2006 A CALIFORNIA AVE SW
003	927220	1800	3/10/08	\$835,000	\$689,000	1690	8	1998	3	5500	N	N	1514 42ND AVE SW
003	927220	1630	12/10/09	\$535,000	\$500,000	1710	8	1926	4	4970	N	N	1605 42ND AVE SW
003	691120	0006	6/10/10	\$545,000	\$526,000	1830	8	1952	4	9665	Y	N	3520 SW ADMIRAL WAY
003	927420	3843	4/3/09	\$600,000	\$535,000	1830	8	2007	3	2077	Y	N	2006 B CALIFORNIA AVE SW
003	927420	3839	4/21/10	\$590,000	\$564,000	1830	8	2007	3	2106	Y	N	2008 B CALIFORNIA AVE SW
003	927420	3841	3/19/10	\$600,000	\$571,000	1830	8	2007	3	2077	Y	N	2008 A CALIFORNIA AVE SW
003	011700	0200	8/19/10	\$499,900	\$488,000	1940	8	1910	3	5560	N	N	2135 42ND AVE SW
003	011700	0190	7/23/08	\$698,000	\$592,000	2050	8	2002	3	3811	N	N	2137 42ND AVE SW
003	927570	1960	11/17/10	\$600,000	\$595,000	2230	8	1971	4	3700	Y	N	3777 SW GRAYSON ST
003	927420	4585	3/28/08	\$800,000	\$662,000	2650	8	1992	4	5750	N	N	2107 41ST AVE SW
003	927570	2095	9/24/08	\$750,000	\$644,000	2800	9	1910	3	5500	N	N	3729 SW GRAYSON ST
003	927570	2405	12/18/09	\$940,000	\$879,000	2610	10	1930	4	6000	Y	N	2247 PRESCOTT AVE SW
003	927570	1235	8/25/09	\$1,180,000	\$1,081,000	2630	10	2006	3	5679	Y	N	2100 FAIRMOUNT AVE SW
003	915160	0716	6/10/10	\$944,000	\$911,000	2640	10	2001	3	5400	Y	N	2104 41ST AVE SW
003	927570	0300	7/7/10	\$1,400,000	\$1,358,000	3010	10	1989	3	5125	Y	N	1663 HARBOR AVE SW
005	156310	0444	2/14/08	\$465,000	\$382,000	1330	6	1904	3	3500	N	N	4110 BEACH DR SW
005	037500	0075	12/1/08	\$410,000	\$357,000	780	7	1923	3	2220	N	N	6323 SW WILTON CT
005	205610	0285	6/6/08	\$430,000	\$361,000	780	7	1946	4	5000	N	N	4040 54TH AVE SW

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Area 16
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	636590	0215	2/19/10	\$490,000	\$464,000	800	7	1948	5	6900	N	N	4048 52ND AVE SW
005	638450	0085	8/31/09	\$349,000	\$320,000	860	7	1952	4	6050	N	N	3842 53RD AVE SW
005	636590	0205	4/19/10	\$387,000	\$370,000	860	7	1948	3	6900	N	N	4042 52ND AVE SW
005	771260	0465	9/28/09	\$345,000	\$318,000	870	7	1951	3	6000	N	N	5311 SW CHARLESTOWN ST
005	636590	0055	6/30/08	\$389,000	\$328,000	870	7	1948	3	5750	N	N	4027 51ST AVE SW
005	037500	0025	11/24/09	\$617,000	\$575,000	870	7	1999	3	2220	Y	N	3514 BEACH DR SW
005	239210	0250	1/30/08	\$469,000	\$384,000	920	7	1948	5	5750	N	N	4115 52ND AVE SW
005	637250	0115	8/13/09	\$464,000	\$424,000	920	7	1947	3	9360	Y	N	3319 59TH AVE SW
005	637250	0075	5/27/10	\$350,000	\$337,000	930	7	1942	3	4680	N	N	3246 60TH AVE SW
005	181880	0060	7/27/10	\$420,058	\$409,000	950	7	1979	3	3636	N	N	6107 SW SPOKANE ST
005	014800	0610	5/11/10	\$600,000	\$576,000	1030	7	1941	3	15150	Y	N	3426 59TH AVE SW
005	549620	0005	8/7/08	\$440,000	\$374,000	1060	7	1941	4	5800	N	N	4101 54TH AVE SW
005	638450	0005	8/21/08	\$390,000	\$333,000	1070	7	1952	3	7744	N	N	5219 SW CHARLESTOWN ST
005	239210	0120	7/1/09	\$420,500	\$381,000	1070	7	1953	4	6500	N	N	5120 SW GENESEE ST
005	239210	0130	9/3/08	\$430,000	\$368,000	1080	7	1953	4	5750	N	N	4148 52ND AVE SW
005	205610	0070	3/8/10	\$489,000	\$464,000	1080	7	1950	4	7500	N	N	4036 53RD AVE SW
005	637150	0095	7/30/09	\$490,000	\$447,000	1120	7	1947	3	9600	N	N	3237 61ST AVE SW
005	239210	0285	5/21/09	\$380,000	\$342,000	1140	7	1950	3	5750	N	N	4133 52ND AVE SW
005	636590	0335	10/26/10	\$392,000	\$388,000	1150	7	1948	3	5520	N	N	4047 52ND AVE SW
005	549620	0219	3/5/08	\$487,000	\$401,000	1150	7	1946	3	5800	N	N	4106 55TH AVE SW
005	549620	0209	6/2/10	\$500,000	\$482,000	1150	7	1946	4	5800	N	N	4112 55TH AVE SW
005	014200	0065	11/9/09	\$520,000	\$483,000	1160	7	1948	3	6000	N	N	4134 54TH AVE SW
005	637250	0090	10/6/10	\$520,000	\$512,000	1190	7	2001	3	6201	Y	N	3339 59TH AVE SW
005	299830	0165	6/23/08	\$770,000	\$649,000	1200	7	1951	5	9384	Y	N	3267 57TH AVE SW
005	636590	0175	3/19/08	\$470,000	\$388,000	1220	7	1948	3	5635	Y	N	4026 52ND AVE SW
005	636590	0225	11/18/09	\$560,000	\$521,000	1220	7	1948	4	8625	N	N	4054 52ND AVE SW
005	299830	0056	1/13/09	\$550,000	\$483,000	1240	7	1960	3	6050	Y	N	5807 SW HORTON ST
005	299880	0040	3/19/09	\$450,000	\$400,000	1250	7	1925	4	8800	Y	N	3406 60TH AVE SW
005	181880	0120	4/6/10	\$617,000	\$589,000	1260	7	1916	5	7410	Y	N	3604 60TH AVE SW
005	014800	0600	3/1/10	\$620,000	\$588,000	1290	7	1938	4	16730	Y	N	3354 59TH AVE SW

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Sub Area	Major	Minor		Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	638450	0025		3/23/09	\$370,000	\$329,000	1320	7	1952	3	6050	N	N	3814 53RD AVE SW
005	637150	0040		2/2/09	\$408,000	\$359,000	1350	7	1928	3	4800	N	N	3232 62ND AVE SW
005	205610	0565		6/29/10	\$470,000	\$455,000	1370	7	1945	4	5500	N	N	4018 55TH AVE SW
005	638450	0165		3/3/10	\$430,000	\$408,000	1380	7	1951	4	6426	N	N	3835 52ND AVE SW
005	638450	0145		8/20/10	\$350,000	\$342,000	1440	7	1951	3	6171	N	N	3847 52ND AVE SW
005	156310	1025		11/9/10	\$359,995	\$357,000	1470	7	2000	3	5000	N	N	4112 58TH PL SW
005	014500	0165		6/16/10	\$535,000	\$517,000	1510	7	1909	4	5750	Y	N	5615 SW WINTHROP ST
005	771260	0466		5/25/10	\$455,000	\$438,000	1540	7	1965	4	6500	N	N	5303 SW CHARLESTOWN ST
005	637150	0075		9/18/08	\$450,000	\$386,000	1550	7	1912	3	4800	N	N	3257 61ST AVE SW
005	771260	0125		7/2/10	\$420,000	\$407,000	1590	7	1996	4	5000	N	N	5404 SW ANDOVER ST
005	638450	0315		2/3/09	\$407,500	\$359,000	1620	7	1951	3	6678	N	N	3838 52ND AVE SW
005	700770	0135		8/5/09	\$375,000	\$342,000	1720	7	1952	3	6000	N	N	5311 SW MANNING ST
005	156310	1660		6/23/10	\$609,000	\$589,000	1730	7	1973	3	9133	Y	N	4002 AIKINS AVE SW
005	637250	0155		4/6/09	\$525,000	\$468,000	1760	7	1926	4	4800	N	N	3406 61ST AVE SW
005	156310	0269		8/13/08	\$1,040,000	\$886,000	1830	7	1916	3	4550	Y	Y	4149 BEACH DR SW
005	156310	2935		2/23/09	\$540,000	\$478,000	1850	7	1967	4	4125	Y	N	5500 SW GENESEE ST
005	771260	0275		1/20/10	\$580,000	\$546,000	1910	7	2002	3	6250	N	N	3816 54TH AVE SW
005	782870	0035		6/25/09	\$725,000	\$656,000	1990	7	1991	3	5900	N	N	3232 63RD AVE SW
005	156310	0820		9/2/08	\$692,500	\$592,000	2400	7	1999	3	5000	N	N	4010 59TH AVE SW
005	181880	0050		9/24/10	\$310,000	\$305,000	960	8	2008	3	992	N	N	3636 B BEACH DR SW
005	156310	0845		6/28/10	\$414,000	\$401,000	1030	8	1992	3	4000	N	N	4018 59TH AVE SW
005	102500	0036		7/30/09	\$439,000	\$400,000	1060	8	2008	3	1335	Y	N	3726 A BEACH DR SW
005	102500	0037		11/9/09	\$445,000	\$413,000	1060	8	2008	3	964	Y	N	3726 B BEACH DR SW
005	102500	0038		5/26/09	\$459,000	\$413,000	1060	8	2008	3	1131	Y	N	3726 C BEACH DR SW
005	102500	0035		9/17/09	\$443,000	\$407,000	1160	8	2008	3	1933	N	N	3723 60TH AVE SW
005	239210	0385		3/23/10	\$680,000	\$647,000	1190	8	1953	5	5750	N	N	4142 53RD AVE SW
005	181880	0049		8/17/10	\$350,000	\$342,000	1200	8	2008	3	1459	N	N	3636 A BEACH DR SW
005	181880	0051		8/16/10	\$355,000	\$347,000	1200	8	2008	3	1461	N	N	3636 C BEACH DR SW
005	021900	0095		8/14/09	\$832,500	\$761,000	1240	8	1954	4	7480	Y	N	3243 56TH AVE SW
005	771260	0415		10/21/10	\$565,000	\$558,000	1260	8	1966	4	6250	N	N	3831 53RD AVE SW

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Sub Area	Major	Minor		Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	156310	2715		8/13/09	\$610,000	\$557,000	1300	8	1948	3	7800	Y	N	5504 SW DAKOTA ST
005	513500	0105		6/23/08	\$775,000	\$653,000	1340	8	1959	5	6000	Y	N	3608 56TH AVE SW
005	299830	0115		1/15/09	\$652,500	\$573,000	1350	8	1963	4	5040	Y	N	3337 58TH AVE SW
005	181880	0222		6/6/10	\$586,000	\$565,000	1440	8	1952	3	6228	Y	N	3656 HILLCREST AVE SW
005	513500	0075		12/12/08	\$1,025,000	\$894,000	1450	8	1947	5	6000	Y	N	3665 55TH AVE SW
005	299880	0045		5/22/08	\$607,999	\$509,000	1480	8	1924	4	5400	Y	N	3412 60TH AVE SW
005	156310	2900		12/2/09	\$550,000	\$513,000	1480	8	1962	4	5000	N	N	4126 56TH AVE SW
005	949020	0080		5/25/10	\$540,000	\$520,000	1570	8	1978	3	8580	N	N	5616 SW ANDOVER ST
005	130930	0050		9/24/09	\$800,000	\$737,000	1570	8	1963	3	7300	Y	N	5354 SW MANNING ST
005	014800	0654		11/3/09	\$585,000	\$543,000	1580	8	1985	4	6000	N	N	3437 61ST AVE SW
005	181880	0040		8/12/10	\$480,000	\$468,000	1640	8	2008	3	1636	N	N	3638 A BEACH DR SW
005	181880	0041		9/7/10	\$490,000	\$480,000	1640	8	2008	3	1638	N	N	3638 B BEACH DR SW
005	637250	0175		9/21/09	\$568,400	\$523,000	1690	8	1927	4	7200	N	N	3424 61ST AVE SW
005	014200	0020		4/20/10	\$500,000	\$478,000	1780	8	1980	4	6000	N	N	4108 54TH AVE SW
005	014800	0527		6/9/10	\$665,000	\$642,000	1850	8	1953	3	9450	Y	N	3252 57TH AVE SW
005	014200	0165		4/22/08	\$740,000	\$616,000	1960	8	1949	5	6050	N	N	4135 53RD AVE SW
005	181880	0223		2/25/09	\$722,500	\$639,000	2060	8	1958	4	8372	Y	N	3652 HILLCREST AVE SW
005	771260	0375		9/28/09	\$610,000	\$562,000	2430	8	1999	3	4984	N	N	3849 53RD AVE SW
005	014200	0103		10/14/09	\$580,000	\$536,000	2670	8	2002	3	6048	Y	N	4152 54TH AVE SW
005	014800	0615		10/7/08	\$700,000	\$603,000	3170	8	1968	2	7900	Y	N	3445 58TH AVE SW
005	075500	0060		2/5/08	\$748,000	\$613,000	1320	9	2005	3	1610	Y	N	3216 C ALKI AVE SW
005	984130	0015		1/22/09	\$540,000	\$475,000	1500	9	1995	3	3300	N	N	6003 SW ADMIRAL WAY
005	239210	0290		7/12/10	\$510,000	\$495,000	1510	9	2010	3	2875	N	N	4135 52ND AVE SW
005	156310	2555		4/29/08	\$1,215,000	\$1,013,000	1570	9	2008	3	5000	Y	N	4011 56TH AVE SW
005	014500	0195		6/15/10	\$722,500	\$698,000	1610	9	2001	3	6180	Y	N	5626 SW HANFORD ST
005	156310	0280		3/16/08	\$1,650,000	\$1,363,000	1620	9	1998	3	2584	Y	Y	4141 BEACH DR SW
005	181880	0235		4/29/09	\$1,000,000	\$896,000	1710	9	1958	4	7750	Y	N	3615 57TH PL SW
005	037500	0005		8/6/09	\$925,000	\$844,000	1780	9	1997	4	2220	Y	N	3504 BEACH DR SW
005	156310	2015		7/8/08	\$1,160,000	\$981,000	1810	9	1975	4	9313	Y	N	4043 HILLCREST AVE SW
005	156310	0515		4/2/08	\$655,000	\$543,000	1900	9	1999	3	2404	N	N	4140 BEACH DR SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	156310	0530	8/3/10	\$650,000	\$633,000	1900	9	2001	3	2303	N	N	4146 BEACH DR SW
005	152403	9077	7/20/09	\$720,000	\$655,000	2290	9	2001	3	5016	N	N	6002 SW ORLEANS ST
005	147440	0075	11/17/08	\$775,000	\$673,000	2470	9	2007	3	4720	N	N	3248 61ST AVE SW
005	205610	0225	2/19/10	\$685,000	\$648,000	2640	9	2003	3	5000	N	N	4053 53RD AVE SW
005	130930	0061	6/14/10	\$772,500	\$746,000	3350	9	2008	3	5956	Y	N	5333 SW MANNING ST
005	181880	0102	9/10/08	\$1,080,000	\$925,000	2440	10	2007	3	4978	N	N	3622 61ST AVE SW
005	130930	0116	10/20/10	\$983,000	\$971,000	2700	10	2000	3	4606	Y	N	5350 SW ORLEANS ST
005	156310	2545	2/23/10	\$925,000	\$876,000	2270	11	1995	3	5000	Y	N	4017 56TH AVE SW
005	181880	0295	6/2/08	\$1,300,000	\$1,091,000	2530	11	1995	3	9181	Y	N	3717 HILLCREST AVE SW
007	710410	0007	12/29/09	\$230,000	\$216,000	460	5	1918	3	3640	N	N	4815 SW JUNEAU ST
007	281060	0160	9/10/09	\$290,000	\$266,000	700	5	1918	3	4480	N	N	4319 SW HOLLY ST
007	762570	0825	10/30/08	\$251,500	\$218,000	760	5	1912	3	3000	N	N	4417 1/2 SW DAWSON ST
007	239160	1625	6/11/08	\$390,000	\$328,000	610	6	1921	5	5750	N	N	4507 51ST PL SW
007	762570	1211	6/17/10	\$296,000	\$286,000	670	6	1919	4	2600	N	N	4410 SW FINDLAY ST
007	281060	0050	11/12/09	\$365,000	\$339,000	680	6	1917	3	4480	N	N	4328 SW WILLOW ST
007	031200	0125	6/5/10	\$211,000	\$203,000	700	6	1943	3	5120	N	N	4702 SW HUDSON ST
007	814960	0366	9/20/10	\$240,000	\$236,000	700	6	1943	3	4640	N	N	4617 SW ALASKA ST
007	762570	1935	11/19/10	\$262,000	\$260,000	700	6	1943	4	4000	N	N	5957 46TH AVE SW
007	031200	0125	12/3/10	\$263,500	\$262,000	700	6	1943	3	5120	N	N	4702 SW HUDSON ST
007	939370	0035	7/14/08	\$249,950	\$212,000	710	6	1918	3	3840	N	N	4828 49TH AVE SW
007	175070	0035	12/16/10	\$306,900	\$306,000	710	6	1943	3	6100	N	N	4843 50TH AVE SW
007	762570	1160	11/10/09	\$275,000	\$255,000	720	6	1909	4	6250	N	N	5407 44TH AVE SW
007	939370	0145	6/9/09	\$354,427	\$320,000	720	6	1946	3	5120	N	N	4815 47TH AVE SW
007	939370	0070	3/17/10	\$290,000	\$276,000	730	6	1920	3	5120	N	N	4809 48TH AVE SW
007	762620	0250	5/30/08	\$345,000	\$289,000	750	6	1915	3	4600	N	N	6621 HOLLY PL SW
007	793600	0407	4/3/09	\$640,000	\$570,000	750	6	1918	4	3446	Y	Y	5431 BEACH DR SW
007	762570	3675	9/24/09	\$280,500	\$258,000	780	6	1943	3	4800	N	N	6014 46TH AVE SW
007	135830	0039	4/21/08	\$414,950	\$345,000	780	6	1947	4	6300	N	N	4757 48TH AVE SW
007	031200	0025	1/6/09	\$258,500	\$227,000	790	6	1950	3	5120	N	N	4844 49TH AVE SW
007	793500	0226	2/14/08	\$399,950	\$328,000	790	6	1918	4	4500	N	N	4908 SW MORGAN ST

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor		Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	135830	0060		8/26/09	\$430,000	\$394,000	790	6	1947	4	5040	N	N	4739 48TH AVE SW
007	570550	0075		9/17/08	\$300,000	\$257,000	800	6	1922	4	4800	N	N	4922 SW DAWSON ST
007	260030	0010		3/19/10	\$250,000	\$238,000	820	6	1942	4	6850	N	N	4807 49TH AVE SW
007	570550	0030		3/20/09	\$302,500	\$269,000	820	6	1918	3	5000	N	N	5014 SW DAWSON ST
007	762570	0906		9/14/09	\$355,000	\$326,000	830	6	1915	3	6203	N	N	4504 SW BRANDON ST
007	280960	0140		9/11/09	\$322,000	\$296,000	840	6	1914	3	6344	N	N	6950 FAUNTLEROY WAY SW
007	762570	1965		5/10/10	\$314,000	\$301,000	840	6	1944	4	6000	N	N	5932 47TH AVE SW
007	031200	0135		3/12/09	\$365,000	\$324,000	840	6	1951	4	5120	N	N	4845 47TH AVE SW
007	762570	1590		8/28/09	\$380,000	\$348,000	840	6	1922	4	6000	N	N	5648 45TH AVE SW
007	793400	0130		8/10/10	\$349,000	\$340,000	880	6	1948	4	6144	N	N	5033 48TH AVE SW
007	710410	0025		11/19/10	\$265,000	\$263,000	890	6	1919	3	5412	N	N	5918 49TH AVE SW
007	762570	4066		1/29/08	\$339,500	\$278,000	890	6	1918	3	4800	N	N	6311 46TH AVE SW
007	762570	4066		9/24/10	\$315,000	\$310,000	890	6	1918	3	4800	N	N	6311 46TH AVE SW
007	762570	2155		10/27/09	\$375,000	\$347,000	890	6	1918	4	5000	N	N	5939 44TH AVE SW
007	281060	0165		9/22/09	\$330,000	\$304,000	910	6	1918	4	4928	N	N	4315 SW HOLLY ST
007	762570	3485		3/18/10	\$347,000	\$330,000	930	6	1941	3	6250	N	N	6037 44TH AVE SW
007	431570	0285		8/10/09	\$329,500	\$301,000	940	6	1908	4	4745	N	N	7136 FAUNTLEROY WAY SW
007	762570	0740		7/7/10	\$373,000	\$362,000	980	6	1909	4	6000	N	N	4414 SW BRANDON ST
007	762570	1960		7/7/08	\$407,500	\$344,000	1020	6	1944	3	6000	N	N	5938 47TH AVE SW
007	762620	0205		11/18/09	\$317,500	\$295,000	1040	6	1925	3	5000	N	N	6669 HOLLY PL SW
007	370290	0010		3/26/09	\$360,000	\$320,000	1040	6	1925	3	6840	N	N	5006 51ST AVE SW
007	939370	0065		2/27/10	\$483,000	\$458,000	1110	6	1925	4	5120	N	N	4813 48TH AVE SW
007	762570	3465		1/8/08	\$480,000	\$391,000	1140	6	1918	4	5000	N	N	6019 44TH AVE SW
007	762570	3525		4/10/09	\$340,000	\$303,000	1250	6	1914	4	6000	N	N	6042 45TH AVE SW
007	793600	0285		3/10/09	\$390,000	\$346,000	1360	6	1951	3	5200	N	N	5010 AUTUMN LN SW
007	793500	0585		10/6/08	\$490,000	\$422,000	1390	6	1908	3	8927	Y	N	6047 ATLAS PL SW
007	762570	1086		11/9/09	\$329,950	\$306,000	1460	6	1990	3	5998	N	N	4502 SW FINDLAY ST
007	764940	0155		7/10/08	\$543,000	\$459,000	2520	6	1910	4	3050	N	N	5400 BEACH DR SW
007	762570	2205		8/6/08	\$340,000	\$289,000	730	7	1918	3	6000	N	N	5932 45TH AVE SW
007	281060	0022		10/21/08	\$299,950	\$259,000	760	7	2003	3	1202	N	N	6717 B CALIFORNIA AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	2267	3/11/09	\$296,000	\$263,000	760	7	2008	3	697	N	N	5929 B CALIFORNIA AVE SW
007	762570	2271	9/10/09	\$288,000	\$265,000	760	7	2008	3	671	N	N	5937 CALIFORNIA AVE SW
007	762570	2261	5/20/10	\$285,000	\$274,000	760	7	2008	3	697	N	N	5923 B CALIFORNIA AVE SW
007	356080	0060	5/22/08	\$390,000	\$327,000	760	7	1945	4	9000	N	N	5265 49TH AVE SW
007	356080	0050	4/22/08	\$399,950	\$333,000	760	7	1945	3	7200	N	N	5253 49TH AVE SW
007	762570	3445	4/19/10	\$338,000	\$323,000	770	7	1942	3	2250	Y	N	4317 SW RAYMOND ST
007	762570	2260	11/18/10	\$255,000	\$253,000	780	7	2008	3	1027	N	N	5923 C CALIFORNIA AVE SW
007	762570	2265	3/4/09	\$300,000	\$266,000	780	7	2008	3	1027	N	N	5929 A CALIFORNIA AVE SW
007	762570	2268	1/2/09	\$305,000	\$267,000	780	7	2008	3	1027	N	N	5929 C CALIFORNIA AVE SW
007	762570	2270	7/15/09	\$298,500	\$271,000	780	7	2008	3	989	N	N	5937 CALIFORNIA AVE SW
007	762570	2272	8/27/09	\$314,000	\$288,000	780	7	2008	3	989	N	N	5937 CALIFORNIA AVE SW
007	793500	0136	10/26/10	\$315,000	\$311,000	790	7	1919	3	5250	N	N	6055 49TH AVE SW
007	431620	0075	6/8/09	\$325,000	\$293,000	800	7	1930	4	4120	N	N	6777 MURRAY AVE SW
007	281560	0085	4/29/08	\$410,500	\$342,000	800	7	1944	4	6210	N	N	5632 48TH AVE SW
007	860890	0185	10/12/09	\$378,500	\$350,000	800	7	1944	4	5850	N	N	4802 47TH AVE SW
007	793600	0724	6/22/09	\$328,500	\$297,000	810	7	1947	3	6840	N	N	5302 48TH AVE SW
007	911300	0111	4/25/08	\$514,000	\$428,000	820	7	1943	4	6080	N	N	5431 48TH AVE SW
007	762570	3555	2/4/08	\$430,000	\$352,000	830	7	1940	4	6000	N	N	6012 45TH AVE SW
007	762570	3730	9/2/09	\$398,000	\$365,000	830	7	1949	3	6000	N	N	6037 46TH AVE SW
007	762570	3720	6/18/10	\$420,000	\$406,000	830	7	1950	4	6000	N	N	6027 46TH AVE SW
007	370290	0220	7/21/08	\$463,000	\$392,000	860	7	1928	5	8680	N	N	5022 SW HUDSON ST
007	149530	0390	10/5/09	\$513,000	\$473,000	860	7	1908	5	6350	Y	N	4702 45TH AVE SW
007	762570	3475	10/17/08	\$369,950	\$319,000	870	7	1918	4	5000	N	N	6027 44TH AVE SW
007	762570	0760	2/11/10	\$460,000	\$435,000	890	7	1916	4	6000	Y	N	5270 45TH AVE SW
007	793400	0155	8/1/08	\$466,500	\$396,000	900	7	1919	5	6240	N	N	4724 SW DAWSON ST
007	281060	0120	6/26/09	\$370,000	\$335,000	910	7	1926	3	4000	N	N	6702 FAUNTLEROY WAY SW
007	762570	4096	6/6/08	\$410,000	\$344,000	910	7	1955	3	5265	N	N	6414 47TH AVE SW
007	537620	0026	9/17/09	\$371,000	\$341,000	920	7	1948	3	5920	N	N	7145 45TH AVE SW
007	762570	1920	11/4/09	\$399,950	\$371,000	920	7	1951	4	6000	N	N	5943 46TH AVE SW
007	743600	0185	9/23/09	\$424,000	\$390,000	920	7	1948	4	6500	N	N	6503 49TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	281010	0210	6/4/08	\$392,500	\$330,000	930	7	1916	4	4400	N	N	4328 SW MILLS ST
007	281010	0040	9/8/08	\$480,000	\$411,000	930	7	1917	4	4160	N	N	4327 SW WILLOW ST
007	762570	1110	10/1/08	\$499,950	\$430,000	930	7	1925	4	6000	N	N	5440 46TH AVE SW
007	762570	1650	11/10/08	\$384,500	\$333,000	940	7	1924	4	6000	N	N	5611 45TH AVE SW
007	558020	0028	1/27/09	\$380,000	\$334,000	940	7	1950	4	5760	N	N	5235 48TH AVE SW
007	710410	0030	11/9/09	\$365,000	\$339,000	940	7	1918	4	5043	N	N	5922 49TH AVE SW
007	431570	1130	10/23/09	\$415,000	\$384,000	940	7	1956	3	6600	Y	N	6733 48TH AVE SW
007	762570	3620	8/6/09	\$439,900	\$401,000	940	7	1918	5	3840	N	N	4500 SW GRAHAM ST
007	762570	1250	4/4/08	\$515,000	\$427,000	940	7	1937	4	6000	N	N	5422 45TH AVE SW
007	380750	0075	5/21/09	\$384,600	\$346,000	950	7	1942	4	3906	N	N	4400 SW OTHELLO ST
007	793500	0565	6/23/08	\$553,000	\$466,000	960	7	1950	4	5688	Y	N	6025 ATLAS PL SW
007	762570	3885	5/26/10	\$260,000	\$250,000	970	7	1900	3	7108	N	N	6550 49TH AVE SW
007	762570	2276	3/26/10	\$329,000	\$313,000	970	7	2008	3	836	N	N	5933 CALIFORNIA AVE SW
007	762570	2282	11/30/09	\$339,000	\$316,000	970	7	2008	3	834	N	N	5925 B CALIFORNIA AVE SW
007	431570	0260	6/14/10	\$342,000	\$330,000	970	7	1910	4	3885	N	N	7142 FAUNTLEROY WAY SW
007	431570	0440	3/23/09	\$405,000	\$360,000	970	7	1951	3	6105	N	N	6733 46TH AVE SW
007	762570	0690	2/15/08	\$490,000	\$402,000	970	7	1917	4	6250	N	N	5241 44TH AVE SW
007	031200	0105	8/3/09	\$467,000	\$426,000	970	7	1920	5	5120	N	N	4848 48TH AVE SW
007	762570	2283	8/26/09	\$344,000	\$315,000	980	7	2008	3	1089	N	N	5925 A CALIFORNIA AVE SW
007	762570	2277	7/29/09	\$350,000	\$319,000	980	7	2008	3	1095	N	N	5933 CALIFORNIA AVE SW
007	762570	2274	10/7/09	\$348,000	\$321,000	980	7	2008	3	1144	N	N	5933 C CALIFORNIA AVE SW
007	762570	2281	10/28/09	\$349,000	\$323,000	980	7	2008	3	1098	N	N	5925 C CALIFORNIA AVE SW
007	281060	0185	12/8/09	\$362,450	\$338,000	990	7	1925	3	3760	N	N	6709 FAUNTLEROY WAY SW
007	281060	0075	3/6/08	\$460,000	\$379,000	990	7	1922	3	4000	N	N	6716 FAUNTLEROY WAY SW
007	762570	1155	3/6/09	\$469,950	\$417,000	990	7	1947	4	6250	N	N	5403 44TH AVE SW
007	762570	2070	5/19/09	\$463,500	\$417,000	990	7	1948	4	6000	N	N	5946 46TH AVE SW
007	762570	2269	2/11/10	\$320,000	\$302,000	1000	7	2008	3	1723	N	N	5927 CALIFORNIA AVE SW
007	762570	2273	3/12/10	\$325,000	\$309,000	1000	7	2008	3	1769	N	N	5935 CALIFORNIA AVE SW
007	239160	1615	10/27/09	\$375,000	\$347,000	1000	7	1956	3	5750	Y	N	4505 51ST AVE SW
007	743600	0210	5/19/08	\$709,000	\$593,000	1000	7	1919	4	16505	Y	N	6506 BEACH DR SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	558020	0071	3/12/09	\$340,000	\$302,000	1010	7	1933	3	3600	N	N	4816 SW BRANDON ST
007	743600	0005	8/23/10	\$349,950	\$342,000	1030	7	1949	4	4655	N	N	4821 SW GRAHAM ST
007	431570	0045	6/25/09	\$405,000	\$367,000	1030	7	1907	5	5250	N	N	7118 FAUNTLEROY WAY SW
007	941740	0120	6/12/08	\$415,000	\$349,000	1050	7	1952	3	4840	N	N	6038 49TH AVE SW
007	941740	0125	4/15/08	\$450,000	\$374,000	1050	7	1952	3	4840	N	N	6040 49TH AVE SW
007	537620	0020	4/18/08	\$437,500	\$364,000	1060	7	1949	3	6300	N	N	7132 45TH AVE SW
007	198120	0060	8/6/09	\$443,500	\$405,000	1060	7	1918	4	3885	Y	N	7018 BEACH DR SW
007	941740	0185	8/21/10	\$340,800	\$333,000	1070	7	1953	3	4840	N	N	6031 48TH AVE SW
007	738450	0045	5/17/10	\$445,000	\$428,000	1080	7	1920	4	4000	N	N	4710 BEACH DR SW
007	031200	0100	8/25/10	\$370,000	\$362,000	1090	7	1975	5	5120	N	N	4846 48TH AVE SW
007	252340	0060	5/7/10	\$475,000	\$456,000	1090	7	1928	4	5247	Y	N	5002 ERSKINE WAY SW
007	239160	1705	4/10/09	\$390,000	\$348,000	1110	7	1993	3	2875	Y	N	4550 51ST PL SW
007	941740	0030	7/20/09	\$445,000	\$405,000	1120	7	1943	4	5734	N	N	5950 49TH AVE SW
007	793600	0409	1/15/10	\$479,000	\$450,000	1130	7	1954	4	24332	N	N	5456 BEACH DR SW
007	762570	3685	7/14/08	\$420,000	\$356,000	1140	7	1943	4	5160	N	N	6006 46TH AVE SW
007	762570	2350	9/4/08	\$429,000	\$367,000	1140	7	1941	3	6500	N	N	5906 44TH AVE SW
007	762570	3660	9/21/09	\$410,000	\$377,000	1140	7	2009	3	4800	N	N	6030 46TH AVE SW
007	431570	0315	4/22/10	\$422,500	\$404,000	1140	7	1923	4	5000	N	N	4611 SW FRONTENAC ST
007	431570	1143	8/23/10	\$515,000	\$504,000	1140	7	1953	4	7400	Y	N	6756 BEACH DR SW
007	762570	1440	10/5/10	\$337,000	\$332,000	1150	7	2006	3	1401	N	N	5645 B CALIFORNIA AVE SW
007	793600	0634	12/22/08	\$385,000	\$336,000	1150	7	1918	3	5000	N	N	4706 49TH AVE SW
007	431570	0865	5/16/08	\$515,000	\$431,000	1150	7	1962	3	5371	Y	N	6708 MURRAY AVE SW
007	757120	0125	7/24/09	\$350,000	\$319,000	1160	7	1984	3	2340	N	N	4830 47TH AVE SW
007	793600	0512	10/20/10	\$370,000	\$365,000	1160	7	1956	4	6528	N	N	4738 51ST AVE SW
007	431570	0904	5/26/09	\$510,000	\$459,000	1160	7	1969	3	12331	Y	N	6736 48TH AVE SW
007	280960	0215	2/13/08	\$411,250	\$337,000	1180	7	1953	3	5100	N	N	4318 SW FRONTENAC ST
007	762620	0215	10/25/10	\$396,000	\$391,000	1180	7	1958	4	4200	N	N	4552 SW HOLLY ST
007	239160	1155	1/22/10	\$375,000	\$353,000	1190	7	1913	3	5750	N	N	4436 52ND AVE SW
007	260030	0078	6/18/10	\$368,000	\$356,000	1200	7	1946	3	6100	N	N	4803 50TH AVE SW
007	762570	1386	6/11/09	\$399,000	\$360,000	1200	7	1956	3	4333	N	N	4319 SW BRANDON ST

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	394890	0075	3/25/08	\$575,000	\$476,000	1210	7	1920	5	4907	Y	N	6705 HOLLY PL SW
007	762570	3850	7/14/09	\$440,000	\$400,000	1220	7	1910	3	7300	N	N	6506 49TH AVE SW
007	762620	0200	3/24/08	\$384,950	\$319,000	1230	7	1909	4	5000	N	N	6667 HOLLY PL SW
007	260030	0065	7/14/08	\$495,200	\$419,000	1240	7	1946	5	6500	N	N	4818 50TH AVE SW
007	941740	0205	10/21/09	\$477,000	\$441,000	1240	7	1955	4	4840	N	N	6015 48TH AVE SW
007	941740	0205	7/9/08	\$555,000	\$469,000	1240	7	1955	4	4840	N	N	6015 48TH AVE SW
007	031200	0290	3/30/10	\$375,000	\$357,000	1250	7	1968	3	5120	N	N	5025 48TH AVE SW
007	762570	1075	3/7/08	\$523,500	\$432,000	1290	7	1910	4	6000	N	N	5443 45TH AVE SW
007	078300	0035	7/16/08	\$425,000	\$360,000	1300	7	1947	3	5490	N	N	4747 50TH AVE SW
007	814960	0055	10/15/09	\$635,000	\$587,000	1300	7	1920	4	6350	Y	N	4727 45TH AVE SW
007	860890	0005	7/6/09	\$560,000	\$508,000	1320	7	1917	4	5850	Y	N	4801 45TH AVE SW
007	762620	0165	5/6/09	\$388,500	\$348,000	1350	7	1925	5	8000	N	N	6522 47TH AVE SW
007	281010	0135	10/17/09	\$412,000	\$381,000	1370	7	1926	4	3393	N	N	6917 FAUNTLEROY WAY SW
007	941740	0260	6/17/09	\$460,000	\$416,000	1370	7	1961	3	5000	N	N	6024 48TH AVE SW
007	793500	0080	7/27/09	\$657,000	\$598,000	1370	7	1965	3	11000	Y	N	6013 49TH AVE SW
007	762570	2330	11/2/09	\$490,000	\$455,000	1390	7	1916	4	6500	N	N	5926 44TH AVE SW
007	031200	0150	10/9/09	\$492,000	\$454,000	1400	7	1962	4	5120	N	N	4833 47TH AVE SW
007	743600	0075	3/23/10	\$459,950	\$438,000	1450	7	1930	4	4470	N	N	6313 47TH AVE SW
007	431570	0395	6/12/08	\$438,000	\$368,000	1460	7	1908	3	6550	N	N	4607 SW MAPLE WAY
007	380750	0095	10/15/08	\$465,000	\$401,000	1460	7	1930	4	4250	Y	N	7141 44TH AVE SW
007	260030	0120	7/1/10	\$400,000	\$387,000	1540	7	1946	4	6300	N	N	4802 51ST AVE SW
007	858740	0005	9/26/08	\$620,000	\$533,000	1590	7	2009	3	7596	Y	N	4508 53RD AVE SW
007	762620	0305	8/12/08	\$499,950	\$426,000	1600	7	1925	5	5000	N	N	6549 FAUNTLEROY WAY SW
007	793650	0215	5/2/08	\$938,200	\$783,000	1600	7	1984	3	2124	Y	Y	6019 BEACH DR SW
007	941740	0300	10/11/10	\$391,000	\$386,000	1660	7	1909	4	5000	N	N	6056 48TH AVE SW
007	764990	0145	2/13/09	\$611,500	\$540,000	1670	7	1987	5	4400	Y	N	5025 SW DAWSON ST
007	762570	2000	3/11/08	\$569,000	\$470,000	1760	7	1957	4	7440	N	N	4507 SW JUNEAU ST
007	431570	0061	7/28/08	\$575,000	\$488,000	1780	7	1909	5	5500	N	N	7100 SYLVAN LN SW
007	762570	0890	6/18/10	\$665,000	\$643,000	1800	7	1906	4	8250	Y	N	5271 45TH AVE SW
007	911300	0160	11/20/09	\$528,000	\$491,000	1890	7	1925	4	6250	N	N	5454 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	370290	0170	10/1/09	\$472,500	\$436,000	1900	7	1918	4	7420	N	N	4847 49TH AVE SW
007	762570	1040	4/17/10	\$631,000	\$603,000	2050	7	1930	5	6000	N	N	5407 45TH AVE SW
007	239160	1420	6/23/09	\$577,000	\$522,000	2340	7	1925	4	7813	Y	N	4450 52ND PL SW
007	941740	0020	11/24/09	\$494,500	\$461,000	910	8	1948	4	7320	N	N	5940 49TH AVE SW
007	762570	3912	5/13/10	\$471,000	\$452,000	950	8	1914	5	4500	N	N	4761 SW EDDY ST
007	537620	0015	5/4/10	\$425,000	\$407,000	960	8	1949	4	5248	N	N	7138 45TH AVE SW
007	793650	0123	9/13/10	\$1,050,000	\$1,030,000	1020	8	1979	3	3213	Y	Y	5661 BEACH DR SW
007	793600	0412	8/2/10	\$440,000	\$429,000	1060	8	1951	5	6540	N	N	5450 BEACH DR SW
007	793600	0412	8/2/10	\$440,000	\$429,000	1060	8	1951	5	6540	N	N	5450 BEACH DR SW
007	793600	0321	1/15/10	\$450,000	\$423,000	1080	8	1961	2	10878	Y	N	5027 51ST AVE SW
007	766670	7715	8/13/09	\$1,350,000	\$1,234,000	1120	8	1974	5	6113	Y	Y	6737 BEACH DR SW
007	814960	0115	7/7/09	\$500,000	\$454,000	1130	8	1910	5	5969	Y	N	4757 45TH AVE SW
007	281560	0273	10/1/09	\$481,000	\$444,000	1160	8	1962	3	6930	N	N	4823 SW FINDLAY ST
007	214120	0005	1/26/10	\$610,000	\$575,000	1230	8	1981	4	6341	N	N	4441 53RD AVE SW
007	793650	0116	8/19/08	\$1,000,000	\$853,000	1260	8	1978	4	5199	Y	Y	5637 BEACH DR SW
007	031200	0220	8/16/10	\$414,305	\$405,000	1300	8	1964	3	5120	N	N	5017 47TH AVE SW
007	390210	0005	3/18/08	\$715,000	\$591,000	1300	8	1950	4	6350	Y	N	4421 SW EDMUNDS ST
007	814960	0255	12/17/09	\$560,000	\$524,000	1320	8	1953	4	5850	Y	N	4707 46TH AVE SW
007	814960	0155	12/16/09	\$579,000	\$541,000	1340	8	1954	3	5850	N	N	4716 46TH AVE SW
007	793600	0543	7/24/09	\$611,000	\$556,000	1340	8	1958	4	5670	N	N	4849 51ST AVE SW
007	762570	3982	11/14/08	\$575,000	\$499,000	1350	8	1975	4	6500	Y	N	6472 48TH AVE SW
007	281560	0006	5/7/10	\$569,000	\$546,000	1400	8	2008	3	3960	N	N	4715 SW FINDLAY ST
007	710410	0066	8/24/10	\$452,500	\$442,000	1430	8	1989	3	7280	N	N	4721 SW JUNEAU ST
007	431570	0892	11/16/10	\$574,950	\$570,000	1440	8	1968	3	12690	N	N	6718 48TH AVE SW
007	432320	0009	10/19/09	\$438,000	\$405,000	1450	8	1949	4	4650	N	N	6714 47TH PL SW
007	760360	0015	3/10/10	\$751,000	\$713,000	1460	8	1955	3	5000	Y	N	4516 BEACH DR SW
007	281010	0195	9/16/10	\$420,000	\$412,000	1480	8	1929	4	4950	N	N	4342 SW MILLS ST
007	762570	2355	12/3/08	\$499,950	\$435,000	1500	8	1958	4	6500	N	N	5900 44TH AVE SW
007	793500	0361	3/19/10	\$470,000	\$447,000	1560	8	1969	3	4947	Y	N	6024 ATLAS PL SW
007	757120	0160	3/12/08	\$550,000	\$454,000	1710	8	1918	4	5850	N	N	4844 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	239160	1570	4/21/10	\$951,000	\$910,000	1740	8	1967	3	8852	Y	N	4545 51ST PL SW
007	762570	3860	8/18/10	\$632,950	\$618,000	1850	8	1998	3	7720	N	N	6516 49TH AVE SW
007	762570	0710	5/1/08	\$607,000	\$506,000	1920	8	1913	4	6250	N	N	5263 44TH AVE SW
007	059300	0015	10/15/08	\$675,000	\$582,000	1920	8	1958	4	6000	N	N	5414 SW BEACH DRIVE TER
007	431570	0557	10/3/08	\$815,000	\$701,000	1950	8	1955	3	5171	N	N	4626 SW OTHELLO ST
007	793600	0249	8/7/09	\$615,000	\$561,000	2080	8	1968	4	6875	Y	N	4878 BEACH DR SW
007	814960	0455	12/30/08	\$800,000	\$700,000	2170	8	1921	5	6864	N	N	4748 47TH AVE SW
007	710410	0006	7/8/08	\$765,000	\$647,000	2290	8	1996	4	4004	N	N	5900 49TH AVE SW
007	710410	0006	7/8/08	\$765,000	\$647,000	2290	8	1996	4	4004	N	N	5900 49TH AVE SW
007	941740	0334	9/12/08	\$610,000	\$523,000	2430	8	2004	3	5000	N	N	6035 47TH AVE SW
007	743600	0032	6/21/10	\$553,000	\$535,000	2460	8	2002	3	4064	N	N	4807 SW GRAHAM ST
007	793600	0628	8/30/10	\$590,000	\$578,000	2640	8	2010	3	5000	N	N	4700 49TH AVE SW
007	941740	0250	12/21/09	\$690,000	\$646,000	2650	8	2008	3	5000	N	N	6016 48TH AVE SW
007	859590	0025	3/7/08	\$760,000	\$627,000	2760	8	2007	3	5376	N	N	4750 48TH AVE SW
007	762620	0035	6/5/08	\$629,000	\$528,000	2860	8	2007	3	5650	N	N	4331 BEVERIDGE PL SW
007	281560	0055	2/29/08	\$839,950	\$692,000	3260	8	2007	3	6864	N	N	5618 48TH AVE SW
007	059300	0030	10/28/09	\$852,500	\$790,000	1390	9	2008	3	11644	Y	N	5401 SW BEACH DRIVE TER
007	281560	0321	9/16/09	\$565,000	\$520,000	1720	9	1966	3	6250	N	N	5639 49TH AVE SW
007	793600	0453	8/19/10	\$730,000	\$713,000	2150	9	1926	3	18065	Y	N	5431 49TH AVE SW
007	793500	0470	5/9/08	\$1,108,350	\$926,000	2200	9	1985	4	12086	Y	N	5901 ATLAS PL SW
007	757120	0010	8/19/08	\$621,000	\$529,000	2360	9	2003	3	2925	Y	N	4840 46TH AVE SW
007	757120	0020	3/21/08	\$890,000	\$736,000	2390	9	2003	3	5850	Y	N	4842 46TH AVE SW
007	764940	0130	1/16/09	\$580,000	\$509,000	2460	9	1995	3	3481	Y	N	5118 SW CANADA DR
007	015800	0015	3/30/09	\$750,000	\$668,000	2460	9	1993	3	13345	Y	N	6562 BEACH DR SW
007	793600	0727	11/4/10	\$584,000	\$578,000	2510	9	2006	3	5400	Y	N	5327 47TH AVE SW
007	793650	0210	5/20/08	\$2,500,000	\$2,093,000	2910	9	1942	2	20103	Y	Y	6001 BEACH DR SW
007	281560	0200	7/8/10	\$844,900	\$819,000	3080	9	2008	3	7290	N	N	5648 49TH AVE SW
007	214120	0112	5/13/09	\$1,300,000	\$1,168,000	3100	9	2008	3	6340	Y	N	4432 54TH AVE SW
007	762570	1985	2/25/09	\$985,000	\$872,000	3130	9	2008	3	6000	Y	N	5912 47TH AVE SW
007	239160	1550	7/27/09	\$1,050,000	\$956,000	3240	9	2005	3	7750	Y	N	4535 51ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	214120	0114	11/9/10	\$1,200,000	\$1,189,000	3720	9	2008	3	6340	Y	N	4436 54TH AVE SW
007	281560	0300	1/9/08	\$1,110,000	\$904,000	2110	10	2005	3	6800	Y	N	5661 49TH AVE SW
007	793600	0018	6/10/09	\$1,150,000	\$1,038,000	2410	10	1977	3	30252	Y	N	4515 54TH AVE SW
007	793600	0614	4/8/08	\$1,200,000	\$996,000	2660	10	2007	3	6175	N	N	4427 54TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	005900	0725	12/17/2009	\$320,000	DIAGNOSTIC OUTLIER
001	005900	0765	2/5/2009	\$309,000	FINANCIAL INSTITUTION RESALE
001	005900	0765	10/28/2008	\$415,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	013900	0100	8/6/2008	\$459,000	NO MARKET EXPOSURE
001	013900	0105	8/6/2008	\$459,000	NO MARKET EXPOSURE
001	013900	0135	11/17/2010	\$397,000	DOR RATIO
001	013900	0190	8/7/2009	\$402,000	DIAGNOSTIC OUTLIER
001	013900	0195	6/8/2010	\$449,000	DIAGNOSTIC OUTLIER
001	014800	0895	12/8/2010	\$961,000	IMP CHAR DONT MATCH SALE CHAR
001	015200	0030	5/28/2009	\$540,000	IMP COUNT
001	058500	0590	6/6/2008	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	091300	0035	11/3/2010	\$395,000	PREVIMP<=25K
001	091300	0103	10/22/2009	\$1,551,000	DIAGNOSTIC OUTLIER
001	091400	0119	10/26/2009	\$334,000	DIAGNOSTIC OUTLIER
001	637200	0069	1/24/2008	\$601,000	NO MARKET EXPOSURE
001	637200	0471	1/15/2008	\$544,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	637950	0215	1/17/2008	\$612,000	TEARDOWN
001	637950	0230	9/20/2010	\$278,000	NON-REPRESENTATIVE SALE
001	762120	0062	12/2/2009	\$381,000	FINANCIAL INSTITUTION RESALE
001	762170	0130	6/6/2008	\$123,000	DOR RATIO; QUIT CLAIM DEED
001	762220	0210	7/9/2008	\$457,000	IMP CHAR CHANGED SINCE SALE.
001	765240	0020	10/22/2010	\$593,000	DIAGNOSTIC OUTLIER
001	927220	1707	9/24/2009	\$292,000	%COMPL
001	927220	1708	10/21/2009	\$303,000	%COMPL
001	927220	1709	8/3/2009	\$323,000	%COMPL
001	927220	1711	1/20/2010	\$309,000	%COMPL
001	927220	2775	9/14/2010	\$437,000	NON-REPRESENTATIVE SALE
001	927420	0085	2/4/2010	\$375,000	DIAGNOSTIC OUTLIER
001	927420	0365	3/27/2009	\$761,000	CURRENT IMP CHAR DON'T MATCH SALES CHAR.
001	927420	1245	8/24/2010	\$601,000	DIAGNOSTIC OUTLIER
001	927420	1355	11/24/2009	\$530,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	927420	3270	7/13/2010	\$381,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	927420	3280	11/22/2010	\$298,000	DOR RATIO
001	927920	0995	11/12/2010	\$477,000	IMP CHAR CHANGED SINCE SALE.
001	928020	0060	9/10/2008	\$668,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	938520	0040	11/9/2010	\$72,000	DOR RATIO; QUIT CLAIM DEED
003	011700	0380	9/23/2010	\$354,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	683770	0065	3/28/2008	\$319,000	;FORCED SALE; IMP. CHAR CHANGED SINCE SALE
003	683770	0175	10/28/2008	\$527,000	NO MARKET EXP; IMP. CHAR CHANGED SINCE SALE
003	719280	0150	2/18/2010	\$307,000	DIAGNOSTIC OUTLIER
003	798740	0316	12/29/2009	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	798740	0355	4/8/2009	\$107,000	DOR RATIO
003	927220	1515	11/30/2010	\$333,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	927220	1700	5/29/2008	\$893,000	%COMPL
003	927220	1700	10/20/2009	\$303,000	%COMPL
003	927220	1701	1/14/2010	\$287,000	%COMPL
003	927220	1702	8/14/2009	\$302,000	%COMPL
003	927220	1703	6/5/2009	\$324,000	%COMPL
003	927220	1704	9/24/2009	\$309,000	%COMPL
003	927220	1705	10/6/2009	\$295,000	%COMPL
003	927220	1706	7/7/2009	\$326,000	%COMPL
003	927220	1710	5/29/2008	\$893,000	%COMPL
003	927220	1710	11/2/2009	\$324,000	%COMPL
003	927220	2035	4/22/2008	\$770,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	927220	2200	6/29/2010	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	927420	3885	6/23/2008	\$409,000	CURRENT IMP CHAR DON'T MATCH SALES CHAR.
003	927420	4040	5/18/2010	\$308,000	DIAGNOSTIC OUTLIER
003	927420	4585	3/28/2008	\$662,000	RELOCATION - SALE TO SERVICE
003	927570	1975	4/1/2008	\$462,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	934540	0005	1/10/2008	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	957780	0485	10/9/2009	\$270,000	FINANCIAL INSTITUTION RESALE
003	957780	0495	12/19/2008	\$135,000	DOR RATIO;NO MARKET EXP; QUIT CLAIM DEED
005	014800	0011	5/27/2010	\$506,000	ACTIVE PERMIT BEFORE SALE>25K
005	014800	0476	1/20/2009	\$399,000	FINANCIAL INSTITUTION RESALE
005	014800	0616	6/16/2009	\$990,000	IMP CHAR DONT MATCH SALE CHAR
005	102400	0135	10/13/2009	\$214,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	102400	0150	8/19/2010	\$378,000	DIAGNOSTIC OUTLIER
005	152403	9004	6/9/2008	\$888,000	NO MARKET EXPOSURE
005	156310	0250	2/11/2010	\$1,512,000	ACTIVE PERMIT BEFORE SALE>25K;EXMP EXCISE TAX
005	156310	0465	7/2/2008	\$262,000	PREVIMP<=25K;NO MARKET EXPOSURE
005	156310	0890	8/23/2010	\$235,000	DOR RATIO
005	156310	2585	3/26/2010	\$343,000	DIAGNOSTIC OUTLIER
005	181880	0047	12/9/2010	\$379,000	DIAGNOSTIC OUTLIER
005	205610	0225	11/19/2008	\$577,000	RELOC - SALE BY SERVICE; NON-REP SALE
005	205610	0225	10/5/2008	\$638,000	RELOC - SALE TO SERVICE; NON-REP SALE
005	239210	0285	9/23/2008	\$335,000	SEGREGATION AND/OR MERGER
005	299830	0056	8/20/2010	\$239,000	DOR RATIO
005	549620	0005	7/30/2008	\$374,000	RELOCATION - SALE TO SERVICE
005	636590	0195	5/4/2010	\$240,000	DIAGNOSTIC OUTLIER
005	637150	0130	11/3/2009	\$128,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	637400	0236	6/10/2009	\$388,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	637400	0306	11/19/2009	\$372,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	771260	0415	5/22/2008	\$472,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	942240	0035	11/29/2010	\$403,000	DIAGNOSTIC OUTLIER
005	984130	0075	7/24/2008	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	031200	0245	7/25/2009	\$5,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	149530	0455	8/13/2008	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	214120	0116	1/19/2010	\$1,059,000	IMP COUNT
007	239160	1390	9/23/2009	\$856,000	DIAGNOSTIC OUTLIER
007	239160	1390	10/6/2008	\$908,000	DIAGNOSTIC OUTLIER
007	239160	1430	12/4/2008	\$132,000	DOR RATIO; QUIT CLAIM DEED; CORRECTION DEED
007	239160	1625	5/10/2008	\$326,000	RELOCATION - SALE TO SERVICE
007	252340	0050	6/4/2010	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	280960	0065	11/20/2008	\$232,000	NON-REPRESENTATIVE SALE
007	280960	0075	10/13/2009	\$239,000	IMP CHAR CHANGE SINCE SALE
007	280960	0105	5/18/2010	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	281010	0235	12/29/2009	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	281060	0145	3/21/2008	\$248,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	356080	0070	11/8/2010	\$381,000	ACTIVE PERMIT BEFORE SALE>25K
007	394890	0050	7/9/2009	\$291,000	IMP COUNT
007	394890	0050	7/9/2009	\$291,000	IMP COUNT; QUIT CLAIM DEED
007	431570	0085	4/2/2010	\$162,000	PREVIMP<=25K; ESTATE ADMIN, OR EXECUTOR
007	431570	0315	10/27/2008	\$281,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	431570	0715	7/6/2010	\$189,000	%COMPL
007	710410	0055	4/28/2009	\$231,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	743600	0215	6/10/2008	\$883,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	743600	0281	8/19/2009	\$1,420,000	DIAGNOSTIC OUTLIER
007	760310	0050	12/14/2010	\$892,000	DIAGNOSTIC OUTLIER
007	760310	0140	11/3/2010	\$876,000	FINANCIAL INSTITUTION RESALE
007	762570	0660	6/14/2010	\$174,000	DOR RATIO; ESTATE ADMIN, OR EXECUTOR
007	762570	1040	7/30/2008	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	1230	4/14/2008	\$386,000	UNFIN AREA
007	762570	1525	8/11/2010	\$239,000	DIAGNOSTIC OUTLIER
007	762570	1795	3/17/2008	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	1900	6/10/2008	\$437,000	NO MARKET EXPOSURE
007	762570	2070	5/7/2009	\$416,000	RELOCATION - SALE TO SERVICE
007	762570	3353	7/14/2010	\$298,000	%COMPL
007	762570	3354	9/10/2010	\$309,000	%COMPL
007	762570	3356	8/16/2010	\$269,000	%COMPL
007	762570	3660	12/4/2008	\$148,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE
007	762570	3785	1/17/2008	\$79,000	DOR RATIO; QUIT CLAIM DEED
007	762570	3912	11/19/2009	\$382,000	FINANCIAL INSTITUTION RESALE
007	762570	4040	4/14/2009	\$223,000	DIAGNOSTIC OUTLIER
007	762570	4115	4/17/2008	\$270,000	ESTATE ADMIN, OR EXECUTOR; NO MARKET EXP
007	762570	4215	2/19/2010	\$261,000	DIAGNOSTIC OUTLIER
007	762570	4400	10/26/2010	\$203,000	NON-REPRESENTATIVE SALE
007	762570	4535	11/8/2010	\$297,000	DIAGNOSTIC OUTLIER
007	793400	0170	10/11/2010	\$261,000	UNFIN AREA; ESTATE ADMIN, OR EXECUTOR
007	793500	0155	2/5/2008	\$553,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 16
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	793500	0265	6/26/2009	\$1,132,000	DIAGNOSTIC OUTLIER
007	793600	0089	7/14/2010	\$791,000	DIAGNOSTIC OUTLIER
007	793600	0277	4/26/2010	\$1,082,000	QUIT CLAIM DEED; STATEMENT TO DOR
007	793600	0429	8/2/2010	\$721,000	DIAGNOSTIC OUTLIER
007	793600	0429	6/20/2008	\$168,000	DOR RATIO
007	793600	0452	4/28/2008	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0453	11/18/2010	\$793,000	ACTIVE PERMIT BEFORE SALE>25K
007	793600	0537	12/14/2009	\$1,215,000	OBSOL
007	793600	0550	10/29/2010	\$510,000	UNFIN AREA
007	793600	0629	3/4/2010	\$592,000	DIAGNOSTIC OUTLIER
007	814960	0065	8/15/2008	\$234,000	DOR RATIO
007	814960	0105	9/9/2010	\$238,000	UNFIN AREA
007	859590	0005	12/11/2009	\$227,000	DIAGNOSTIC OUTLIER
007	860890	0205	7/9/2008	\$308,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	884630	0100	12/20/2010	\$135,000	DIAGNOSTIC OUTLIER
007	910000	0040	11/13/2008	\$320,000	NO MARKET EXP; IMP. CHAR CHANGED SINCE SALE
007	910000	0065	11/25/2009	\$163,000	DIAGNOSTIC OUTLIER
007	931980	0110	9/21/2009	\$132,000	DOR RATIO;QUIT CLAIM DEED
007	931980	0120	3/28/2008	\$366,000	OBSOL;IMP. CHAR CHANGED SINCE SALE
007	941740	0045	7/14/2010	\$283,000	DIAGNOSTIC OUTLIER
007	941740	0100	3/9/2009	\$79,000	DOR RATIO;QUIT CLAIM DEED
007	941740	0275	9/12/2008	\$197,000	PREVIMP<=25K;UNFIN AREA

Vacant Sales Used in this Annual Update Analysis
Area 16

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	122403	9032	9/9/2009	\$250,000	16531	Y	N
007	814960	0065	8/15/2008	\$275,000	6530	Y	N
007	762570	1005	3/15/2010	\$305,000	6000	Y	N
007	793600	0384	4/30/2008	\$845,000	4576	Y	Y
007	793600	0429	6/20/2008	\$200,000	7200	N	N
007	910000	0020	10/7/2010	\$150,000	4080	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 16

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	162030	0055	8/6/2008	\$5,000	NO MARKET EXPOSURE
001	532310	0115	4/23/2008	\$583,000	NO MARKET EXPOSURE;SEG MERGER
001	162030	0065	8/6/2008	\$5,000	NO MARKET EXPOSURE
003	691120	0250	9/8/2009	\$30,000	RELATED FRIEND PARTY OR NEIGHBOR
003	927520	0050	8/5/2008	\$57,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	957780	0405	9/8/2009	\$30,000	RELATED FRIEND PARTY OR NEIGHBOR
005	156310	1200	5/5/2009	\$525,000	MULTI-PARCEL SALE
005	156310	1210	5/5/2009	\$525,000	MULTI-PARCEL SALE

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than

similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) "the entire [fee] estate is to be assessed and taxed as a unit"

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) "the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

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Lloyd Hara
Assessor

As we start preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor